

Minutes of the December 18th, 2024 MISCA trustees' meeting

Attending by Zoom: Mia Boynton, Mary Weber, Jon Floyd, Nick Cennamo (trustees), Melissa Dudek (treasurer), Richard Farrell (secretary), Danik Farrell, Mattie Thomson, Jim Buccheri, Brian Dauner, Allie Kiphuth, Sierra Brock, and Tobey Levine.

The trustees voted to accept the minutes of November 20th and to accept the treasurer's report.

Summary of the treasurer's report:

Income	\$15,618.
Expenses	\$3,153.
MISCA account	\$33,185.
Money Market Account	\$464,603.
MCRF	\$33,057.
Buy Back CD	\$90,987.
New Projects CD	\$15,618.

Meadow Lots:

Mia and Amelia will reapply for a loan in 2025. Jim reported that the timing for a contractor site visit for their house has yet to be determined. He asked if MISCA had received a letter with the 911 addresses for the new houses. Mary said she had requested the addresses and would make another request.

MICA building:

Mia reported that the trustees are talking with Jim and Christian about leasing the laundry. Jim and Christian are looking over the combined monthly cost for rent and buying the laundry equipment presented by the trustees. Jim said they would probably make a counter offer in which the costs were spread over a longer period. The trustees agreed to continue talking about terms that would be acceptable for MISCA and for Jim and Christian.

Melissa asked if there was any new information on the unexplained checks that Pam reported paid out of the MICA account. Mary will talk with Pam and with the bank.

Overlook and Underlook:

Mary reported that because MISCA is buying two of the 'Odom lots,' there are new possibilities for a MISCA registrant who wants to own a home. For that reason the trustees are reconsidering whether the best options for the Looks are as rentals or as a 'rent-to-own' house. They are leaning toward renting Overlook (at a somewhat higher rate) as providing a short to medium term rental for a MISCA registrant who is not ready to build or buy a house. Before deciding on the future of Underlook the trustees must assess the need for repairs. The trustees intend to inform MISCA registrants in April of new rental or rent-to-own possibilities, as well as the sale of building rights on the 'Odom lots.'

Sierra asked if Overlook would remain a rental forever or if MISCA might sell it in the future?

Mia replied that the current trustees have decided on renting; a new board might make a different decision. She added that she thanked the community for contributing to what had been a long process and making what was not an easy decision.

Fundraising: Mia plans to write and to ask for suggestions for the annual letter to be mailed in the first week of January. Richard reported that the new remittance envelopes for the mailing have not arrived yet.

MCRF: No applicants.

Store: No report.

New Business:

Mia reported that MISCA is under contract to buy two of the 'Odom lots.' The Maine Land Use Planning Commission has sent a letter to MISCA confirming that the two lots are buildable. It has been difficult to find someone to conduct a soil test. Sierra suggested contacting Chris Smith for the name of a soil scientist. Mary has requested attorney Patrick Mellor do a title search of the lots. Melissa asked that the trustees give her notice of the sale so she will have time to move funds if necessary.

Mia reiterated that MISCA will announce to MISCA registrants when MISCA will sell the building rights to the two lots. She said applicants should expect to give financial information about their ability to build.

Next meeting: Scheduled for Wednesday, January 29th at 5:00 p.m. on Zoom.