

Minutes of the September 25th, 2024 MISCA trustees' meeting

Present in person: Mia Boynton, Mary Weber, Lisa Brackett, Jon Floyd, Nick Cennamo, Pam Rollinger.

Attending by Zoom: Melissa Dudek (treasurer), Richard Farrell (secretary), Tobey Levine, Sierra Brock, Danik Farrell, Carley Feibusch, and Jim Buccheri.

The trustees voted to accept the draft minutes of August 28 and the Treasurer's Report.

Summary of the Treasurer's Report:

Income	\$6,080.
Expenses	\$8,194.
MISCA account	\$37,346.
Money Market account	\$464,603.
MCRF	\$33,057.
Buyback CD	\$89,487.
New Projects CD	\$15,189.

Meadow Lots: Mia reported that trim and clapboards are proceeding on the new house. All details of the loan are not yet finalized.
Mary reported that Jim and Christian are pursuing a Croft pre-fab house kit. The next step is work on the foundation on which, in the summer of 2025, Croft will assemble the house.

Store: no report.

MICA Building: Pam reported that an overboard discharge inspection showed a problem that can most likely be resolved by pumping the tanks (but may also involve an assessment of any stress the laundromat places on the system). Pam recalled a recommendation that a MISCA designee record the daily water use of the laundromat to help assess its impact on the septic system.
Mia reported that unless someone leases the laundromat from MISCA, it will close on or before November 1st.

MICA Building, continued: Mia offered to gather expense and income numbers for the laundromat and will include them in a community e-mail and a post on Facebook.

Pam reported that the MICA Building has a new insurance policy.

Underlook and Overlook: Mary reported that the next step for the probable sale of the Looks is an appraisal of the two houses. The appraiser has not yet committed to a date to come to the island. The lawyer she contacted, Hylie West, has offered to help with language that will clarify the responsibilities of each new house owner for the shared septic system.

Fundraising: Jon is planning for a cardboard regatta in summer 2025. Pam suggested creating and selling a new MISCA tee shirt and having another painting raffle. Tobey noted that past the painting raffles had coordinated with whatever artist was showing at the Island Inn. Mia said that she and Amelia hoped to have one or two 'open houses' next summer. Mary believes that the brewery can continue its tradition of a '4th of July day' for MISCA. Sue Jenkins' memorial bench is in place at the brewery (brought to the island by Brandon Bezio and assembled by Matt Weber, Amelia Acconciamesa, and Ben Vis). Pam suggested a plaque near the bench that mentions Sue's support of MISCA.

MCRF: no applicants.

New Business: Mia has written to Monhegan Associates' president, Fred Faller, appealing for Associates' help in finding land for affordable housing.

Carley Feibusch reported that she has successfully applied for a \$15,000 grant from Lincoln County that would pay a consultant to work on an affordable housing plan for Monhegan and identify lots that might be available. She said that Lincoln County suggested applying for a second grant for a consultant to approach the Maine Land Use Planning Commission (LUPC) for a reduction in size of lots for affordable housing in LUPC jurisdiction. Mia offered to be Carley's contact person in MISCA.

Next trustees' meeting: Wednesday, October 23rd at 5:00 p.m.

Respectfully submitted,

Richard Farrell