

Minutes of the Annual Meeting of the Chebeague Island Community Association July 21, 2008 at 7:15 at the Parish Hall

Present: Mabel Doughty, Frank Durgin, Bob Earnest, Jennifer Goff, John Holt, Beth Howe, Herb Maine, Jeff Putnam, Tad Runge, Ruth Slagle, Cheryl Stevens, David Stevens, John Wilson

1. Election of New Board Members and Officers

During secession there were 12 Board members. The maximum is 15 and the minimum is 7. It now has 9 members. Five terms expire this year. Mark Dyer has declined to serve again. Bob Earnest, Mabel Doughty, Ester Knight and Jeff Putnam are willing to continue to serve. There are three nominees for new Board members: David Whiston, Bruce Riddle and Frank Durgin. Bob said that CICA has lots on its plate, so additional Board members will be useful. Much of the work is done in committees.

Bob called for a motion to expand the Board. Ruth so moved, seconded by Mabel. Passed unanimously. John moved, seconded by Jeff to adopt the slate of nominees for three year terms. Passed unanimously.

John moved that Bob Earnest continue as President and that Beth Howe continue as Secretary. Seconded by Frank. Approved unanimously. Cheryl has asked that a new treasurer be elected. John Wilson said he was willing. Frank moved, seconded by Jeff that John Wilson be elected treasurer. Approved unanimously.

2. Fundraising for CICA annual expenses.

The usual major expenses are Directors and Officers' insurance \$1100, tax preparation and payment \$300-400. Filing fee \$35. Total somewhat over \$1500

Cheryl handed out the treasurer's report. It showed \$785 in corporate expenses, \$3,393 for other miscellaneous expenses and \$2,105 for non-personnel expenses for a total of \$6283 in expenses not related to the purchase and operation of the affordable house.

Bob explained about the expenses related to the housing pilot project which is independent of CICA's yearly operating expenses. 226 South Road was purchased with the idea that it would be rented for the first two years, at a subsidized rate, in order to learn about renting properties. Then the idea was to sell it after 2 years as a subsidized affordable house.

CICA's bylaws say that "The members shall consist of residents of the islands specified in the purpose of the Corporation [islands in TOCI] and other interested persons who have been admitted to Membership in the Corporation in accordance with the provisions of its Bylaws." Members can vote at the annual meeting. They do not have to pay money to be a member. Chebeague has many non-profits asking for money. John said that so far CICA has addressed issues in an ad hoc way, and has raised money specifically for those issues. He thought it would be better not to have dues but to solicit money for activities like affordable housing and economic development. David said that

this would work better if CICA did a better job of communicating with the community about its activities. Maybe quarterly meetings could be used to do this. John said that a project like the energy one is just getting started and there is trouble getting people to come to meetings. John suggested that it might be possible to have a fund-raiser party at the affordable house while work on it is being done.

Bob said that the weatherization program this fall will need money

Ruth asked whether, if funds are collected for specific projects, CICA could use them for other projects or for general administrative expenses. Bob said that the Rec does a general appeal and also has earmarks. Donors can earmark their donations but don't have to. Cheryl said that it is ok to take the overhead costs for things like the tax return and D&O insurance from any funds. Mabel said it is important to make clear that the money donated for 226 South Road is not being used for other things.

The consensus is that CICA should have a general fund-raising appeal with publicity of various kinds.

3. Report of the Committee on Affordable Housing

Housing Committee Strategic Plan: Beth explained that the Committee had developed a strategic plan that was ready for adoption by a wider CICA group – the Board or the Annual Meeting in July 2007. But because the Housing Committee was in the middle of buying 226 South Road, the *Strategic Plan* had fallen by the wayside. Even though the initial steps described in the plan have been taken and we are a year into the first project it would still make sense to adopt it as a guide for the Committee's work. It describes the goal of maintaining a diverse year-round community, the development of a mission within CICA to provide affordable housing on Chebeague, the *Chebeague Housing Study* that examined demand for such housing, and specific goals to be met over the initial five years. It then spells out short, medium and long-term steps to meet these goals. (The Strategic Plan and a progress report on the Housing Committee's work are attached.)

Beth also reported on the work the Housing Committee has done this past year. 226 South Road was bought last August. It was occupied by renters without a lease at the time. Eligibility guidelines for renting it as well as a lease were developed in September. A call for applications to rent it was put out to the community in October. Two applications were received. A Selection Committee independent of the Housing Committee was appointed and they developed guidelines for selecting a renter, and chose one household. Both the prospective renters and the Housing Committee agreed that the existing renters should remain in the house until spring. By spring, the prospective renters were considering offering on a house for sale on the island and asked to be excused from moving into 226 South Road. So another call for applications was put out and the Selection Committee was reactivated. Four applications were received this time and at the time of this meeting the Selection Committee is reviewing them.

The Housing Committee has also begun to discuss asking the Town to provide one or more lots taken for unpaid taxes that could be provided to affordable candidates to build

houses on. The lots might be provided free or, as Long Island is moving to do, provided for a rent equal to the yearly taxes. The land stays in the ownership of the affordable housing group which provides a lease for the lots that limits the profit that a builder can make when s/he later sells the house.

John moved to adopt the *Strategic Plan*, seconded by Ruth.

Frank said that he had looked at a development in Massachusetts that limited buyers' profit to 3 percent a year and that this had not been acceptable to him. Beth said that the issue of the balance between the strings that are placed on the resale of a subsidized house and the return or wealth-generation that the owner can enjoy is something that CICA needs to work out.

John said that he is not entirely convinced about the usefulness of the *Strategic Plan*, but that it can be changed to adapt to the uncertain housing environment. He wants the committee to do interviews with people who are interested in affordable housing to pin down what they really want for housing. Herb said that the plan will always be a work in progress.

Bob called for a vote on the *Strategic Plan*. It was adopted unanimously

Fundraising for affordable housing: Beth explained that the Committee had planned to hold a House Tour this summer but it had not worked out. It might be done next summer. John suggested having an open house while we are working on 226 South Road in September. Bob suggested going back to the Genesis Fund to discuss funding possibilities with them. Herb suggested having a speaker for a public meeting to highlight the work of the Housing Committee.

The group discussed the work that may be done on 226 South Road in September. Frank said he has a method for building simple, inexpensive but effective storm windows that could be used in the basement. Jeff said that the boiler needs to be serviced. He said he would be willing to continue to be the property manager.

4. Economic Development and Energy

John said that the goals of the Economic Development Committee are to increase incomes and opportunities for people on Chebeague. They have thought about focusing on energy production, tourism, agriculture, forestry/biomass energy. They think that producing electricity from wind or biomass may be feasible.

On wind energy, they have applied for a one-year grant to get testing equipment that would tell us how much wind there is at various sites on the island, how much electricity could be produced and how it matches the times when electricity is needed. There are many other communities, many of which are farther along in their planning for wind generation, that have applied for this equipment. Other issues about wind energy: Do we have the lines we need to transmit the electricity? If a generator were placed on another island, laying underwater cable is expensive. We need to have a legal framework such as

zoning provisions governing siting and size. We need to think about what kind of organizational structure would run it, whether public or private. How would it be financed: grants, investment by residents. Work would have to be done to involve island people and to work through the objections to wind generation so that there would be widespread awareness and acceptance of the project. All these issues have to be addressed at the same time. The Committee is just at the beginning of this work.

Frank said he can help with issues about the microclimate upstream from the turbine. Bob said that clearly wind power on Chebeague would not be as cost-effective as it is in the Fox Islands Thorofare because their present cost of electricity is higher than ours.

John wants to put together a working group and have public forums to get the various options out on the table.

He also said that they are interested in exploring whether a wood chip boiler could be used on the island. We have piles of wood chips at the dump, but are they useable? Wood pellet burners are getting attention but the pellets are not the same as chips. Have to be manufactured.

In addition energy conservation is gaining much more attention now. Could we get a bulk rate for energy audits on multiple buildings. It costs from \$200 to \$800 for an energy audit. The School and the Town may do one together. Bob said that the websites that provide energy conservation advice pretty much recommend the same kind of things. It might be possible to audit 4 or 5 house “types” and develop strategies for each type. It might be possible to use the work on 226 South Road as a model project for weatherization.

Maine State Housing Authority has a training program to teach people to do energy audits – a two-week class. Could someone take this?

John said that there should be a preliminary meeting for people who will be working on 226 South Road on Sept 1.

Bob called for new business or comments from the public. Seeing none, he called for a motion to adjourn.

Respectfully submitted,

Beth Howe
Secretary