

Annual Meeting of CICA, Tuesday October 19, 2010 at 7:15 at the Parish House

Present: Donna Damon, Mabel Doughty, Bob Earnest, Deb Hall, Beth Howe, Ruth Slagle, David Whiston, John Wilson

Absent: Frank Durgin

Also present: Herb Maine

A quorum of the board was present so the Annual Meeting could proceed.

Election to Board:

Bob said that we have two open seats if we want to have 9 members, with three ending each year. However he only has one nominee at the moment, Deb Hall. John moved, seconded by David that Deb be elected. Passed unanimously.

Treasurer's Report:

John handed out a profit and loss statement for January to Oct 2010. It showed cash on hand of \$2129. John said that normally CICA is about \$4,000 short of meeting its costs each year. Deb said that means CICA has no cushion if the tenant were to leave 226 and rent was not coming in. Donna asked whether CICA has enough financial capacity to do a new project. Bob said that two things go into answering this. One is that CICA had planned to sell 226 South Road. Now we plan to continue renting it – that is where the real need is. If the School House Road project goes through then we may have a better income stream once it is rented. Bob said he will email the Board to ask for donations and then we will do some broader, quiet fundraising. We should keep the CICA operating money separate from the School House Road Project.

Bob asked John about whether he had put the financial controls we had discussed in place. John said he wants to do a proposal for doing this. We will need audited financials, but not right away. He will be sending Board Members financial information regularly. Changing the system for writing checks is straightforward.

Donna asked who the membership of CICA is. Bob said it is all people on Chebeague. CICA has had several discussions about whether to change this membership criterion but has decided not to do it. Donna said she is concerned about CICA's capacity going forward. How does the community view the organization? John said that he hopes that the School House Road project will improve CICA's visibility and hopefully its positive image. At that point it may be suitable to have a general mailing to island people saying "you are a member, even if you don't know it and don't pay dues: How about it?"

Bob said that CICA also needs to develop a plan for its demise like the Rec Center has.

Report on School House Road Duplex Proposal

Bob reported that four people from MSHA came out to Chebeague on October to look at the building site and discuss the project. We explained how things would work. They looked at the survey and we explained the boundary issues and how it is up to the Selectmen to settle them

before the land passes to CICA. There was a general message from the State people that we need to get the application in asap, and they will review it. They have been working hard to try to adjust their large-scale-project model to the small scale island proposals – simplifying the application, for example.

Beth said that the State people had also urged us to look at at least one more modular provider. We had looked at Canbury and decided against them largely because their houses are built in PQA, and part of the purpose of the bond issue is to create jobs in Maine. Bob said he had been talking to people at KBS since the site walk. This is in addition to Keiser. Also we have hired Jon Whitten to be the engineer for the project. He came down from his original estimate.

David asked what is left to do on the application? Bob said that we need to get the details on duplexes from the two manufacturers. Beth said we have to work with the Town to deal with the issues about the land.

PACE

The issue is whether the memo and materials about the program should be sent to the Selectmen now.

Beth explained what the program is: It provides loans for weatherization to homeowners, regardless of income. But they are only eligible if the Town passes a PACE ordinance and signs a contract with Efficiency Maine to run the program. The Town only has to do the publicity for the program. Otherwise, it incurs no liability. The payoff is that the cost of doing the repairs/loan will be offset by the energy savings from doing them. Donna asked why the Town needs to be involved at all. Beth said it was a historical artifact of how the program began as a local one.

Donna and Deb asked about how homeowners get to energy auditors and contractors. Beth said they are listed on the Energy Maine website, but are not really certified by the State. Bob said we should see if there is anyone from the island on the list and find out how to get people on the list.

The ordinance will have to go to Town Meeting. The only hurry for this is that if Towns are late adopters the money may already have been lent out.

Someone suggested that the ordinance be submitted to the Selectmen through the mechanism of the Ordinance Review Committee which provides a format for explaining the legislation and a first and second reading by the Selectmen.

Beth moved, seconded by David that the PACE ordinance be submitted to the Selectmen using the format developed by the Ordinance Revision Committee. The motion passed unanimously.

Bob asked for a motion to close the annual meeting. John moved, seconded by Beth. Approved unanimously.

Meeting of the CICA Year-Round Housing Committee, Tuesday October 19, 2010 at 8:00 at the Parish House.

School House Road MOU

John reported on the status of the MOU with the Town on the land on School House Road.