

Minutes of the Annual Meeting of the Monhegan Associates, Inc. August 15, 2025

MAI President F. Faller called the Annual Meeting of the Monhegan Associates, Inc.(MAI) to order at 7:35 PM ET, August 15, 2025 in the Schoolhouse and via Zoom. F. Faller read the mission statement.

Proof of meeting Notice for the Annual Meeting was submitted, and a quorum was reached with people present and by votes cast. The minutes for the 2024 Annual Meeting were approved as distributed.

F. Faller thanked all volunteers for their work, and praised the cooperation between MAI and the Monhegan Museum, and between MAI and Monhegan Island Sustainable Community Association.

Wildlands Coordinator: R. FitzPatrick: Over the last year her crew cleared a new path, preparing for grading after summer. They improved messaging by repainting all trail signs, adding signs at confusing junctions, and updating the cart sign to show a trail marker. Maps have been redrawn with the locations of poison ivy highlighted. Adopt-A-Trail expands. Amelia Kahn-Ceremesa was hired to remove poison ivy. Barry Logan, Bowdoin College, has research plots on the north side of the island. The Wildlands Maintenance crew clears private land abutting wildlands with permission for fire safety.

Wildlands Maintenance: I. Leavesley and D. Bates: The goal is to maintain trails and to keep them looking natural. The early season needs more help than is usually available. Safety requires that the trail between Gull Cove and Lobster Cove be maintained frequently to maintain a safe width for carrying the injured. Poison ivy flourishes in some piles of blow downs and cut-down trees. Fifty yards in from Burnt Head there is an old well and a fire box with a few tools to be used while someone else runs into town for help. More boxes are being planned. Tools may be donated. For fire safety, MAI clears the 50 feet of privately-owned land which abuts the Wildlands at no cost to homeowners.

Ecology K. Lindquist: She thanked the committee which worked all year supporting the lecture series, and those from the Monhegan Museum who collaborated, pooled resources, and provided outreach. Collaboration will continue in 2026.

Lands: F. Faller: The Museum and MAI fostered a new level of cooperation during negotiations to secure land for the Museum to build more climate-controlled storage, in exchange for MAI receiving a waterfront property currently attached to Curator's Cottage. MAI is writing an agreement for the residents' community garden which replaces the Island Farm. MAI will clean up debris next to the Fire Barns in exchange for repainting the Fire Barns. The future of Green Point is undisclosed, following the death of the property owner.

In April 2025 the Trustees passed an Iterative Process for Possible Land Conveyance to Monhegan Island Sustainable Community Association (MISCA) to help address the need for more year-round affordable housing. The process outlines the steps for how MAI might convey up to 5 parcels of land to MISCA. The process is allowed by the MAI by-laws. Parcels to be considered are not encumbered by any donor restrictions.

MAI is studying additional legal protection for the wildlands, called a second layer of protection. One step in getting a second layer of protection may include defining the boundaries on about 15 parcels of MAI land. Having a second layer of protection would sustain conservation protections should MAI dissolve and/or prevent internal maneuvering from altering the Wildlands. The study group will look at the Maine Land Trust Network, Maine Coast Heritage Trust, and/or the Nature Conservancy to see if they are interested in working with MAI to establish this kind of protection.

Finance: J. Christie, treasurer: He thanked Bruce Kerns and Glenn Burdick for fostering and developing MAI fundraising and bringing in the Merrill Lynch team. Two-thirds of the budget will stay on Monhegan as property taxes and salaries. One-ninth goes to island education. Total expenditures in 2025 were lower than expected. A large challenge grant provided a positive cash flow in 2025. The 2026 expenses will rise due to

increased taxes, a slight payroll increase, and possibly legal expenses. An Operating loss of \$9600, with a net income in assets, is expected. The Checking and Merrill Lynch accounts have positive balances. Most revenue and expenses are similar year to year; while some donations are extraordinary. A proposal is to let extraordinary donations increase the Endowment to protect MAI lands in perpetuity. The Endowment is in an Environmental, Social, and Governance (ESG) account at Merrill Lynch. The Financial Committee checks that investing meets MAI's investment policy, which is on the website. MAI takes a long-term approach to investing. Less than 10% of holdings are cash.

Fundraising: G. Burdick: MAI is evolving from past dependence on maps sales, memberships, and small donations to meet the \$120,000 in annual expenses, to raising enough donations for an Endowment for the future. MAI has a liquidity fund. Almost a third of the FY2026 budget goal has been met. The committee is studying how consistent messaging and cooperation with major Monhegan institutions and beyond might attract new members.

Membership: L. Rae: The number of active members, 350, matches the 2024 tally. The two informational newsletters and the occasional emails all include invitations to join MAI.

Nominating: M. Arvan: She thanked the volunteers, who met from September to March, for engaging five Trustee candidates.

In memoriam: Monhegan lost Stephen Cooper and Olga Hauser.

Remarks: C. Cousins Kerns asked the Trustees to think about what can be done about fairy houses (FH). She shared the MAI Leave no Trace Policy (LNT), as revised in 2021, the objective of which is that no trace of unauthorized materials be left in the Wildlands. Various options were proposed. Cousins Kerns will work with the Ecology Committee in the year ahead on this issue.

Election: S. Freeman reported that Sally Boynton, Jon Floyd, Jessie Partridge Guerrero, and Naomi Kordak form the Trustees Class of 2028. The Annual Meeting was adjourned at 8:50 PM ET.

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Minutes of the Trustees Meeting of Monhegan Associates, Inc. August 15, 2025

MAI President F. Faller called the meeting to order at 9:08 PM ET and read the mission statement. A quorum was met by the presence of 8 sitting Trustees. The minutes of the August 16, 2024 meeting were approved.

Present: *Sitting Trustees:* Willow Bates, John Christie, Kathryn Driscoll, James Galvin, Jessie Partridge Guerrero, Naomi Kordak, Kristen Lindquist, Jean Smith. *Newly elected Trustee:* Jon Floyd. *Non-trustees:* Fred Faller, Rebecca FitzPatrick, David Soule, Glenn Burdick, Robert Smith, Sally Freeman.

A motion to approve the FY 2026 budget was approved by the 8 sitting Trustees.

A motion to approve the *proposed slate of officers:* F. Faller, President; K. Lindquist and T. Miller, Co-VPs; J. Christie, Treasurer; S. Freeman, Secretary passed. .

Trustees, Class of 2028: S. Boynton, J. Floyd, J. Partridge Guerrero, N. Kordak. D. Soule led the swearing in of Trustees and Officers. M. Arvan was unanimously approved as Nominating Committee Chairperson.

A motion to adjourn was approved. The meeting was adjourned at 9:21 PM ET

Respect

Sally Freeman, Secretary