

CUMMING TOWNSHIP  
Regular Meeting

February 5, 2026

The monthly meeting was called to order at 6:30pm with the Pledge of Allegiance. Roll Call: All board members present.

Others present were: LeRoy Minto; Kathy Maestas; Olivia Gist; Samantha Campbell; James & Norma Morris; Matt Plozin; Rose Quackenbush; Jim & Jane Redmond; Bill & Carol Olsen; Duane Pelfrey; Ron Chapman; Michelle Berk; Adam Flory (Township Attorney).

Ron questioned if there were any additions to the agenda; Jan F stated that Mr. Ron Vittitow, from Wise Heating & Cooling, should be added to the Recycle Report. Ron stated that Adam Flory, from Smith Bovill, will be added to new business. Ron stated that the agenda stands with the additions.

Teena stated the wording regarding contacting BS&A is incorrect; discussion was held. Ron stated the minutes represent what was discussed on 1/6/2026. Jan T made a motion, seconded by Ron, to accept the previous monthly meeting minutes, as presented. Motion carried.

Jan F stated that General ck# 4163 payable to Consumers Energy, for Street Lights, will be a second check run this month. Teena made a motion, seconded by Fred, to approve the bills. Discussion was held on Jan T payroll check; Jan F stated it needs to be combined for the check, but the Recycle Acct will be entered through the software system. Roll Call Vote: Fred, Jan T, Ron, Teena, Jan F – All Yes. Motion carried.

Teena gave the Treasurer's report, which included: everything is good; gave interest totals for January 2026. Jan F questioned when the Huntington Bank acct will be closed; Teena stated she is keeping it open and she is transparent. Jan F stated she isn't questioning her transparency, only that we voted to close all accounts in Huntington bank, quite a while ago. Discussion was held.

Fred presented a to do list to finish the hall. Jan F asked Fred to look into the heat situation in the back; there isn't any heat.

Jan F stated that the trainer from BS&A Software was on-site the last week of January and was supposed to be on-site February 2 – 5, but because she did not receive the receipts and other information the February training was virtual on February 2 and 3. There will be a virtual session on Friday, February 6. Jan F stated that all information needs to be turned in every month by noon on Sunday, before the first Thursday meeting. Jan F stated that the software trainer was very good.

Samantha Campbell stated she had several questions that have previously been asked but not answered. Before she got into that information, she wanted to address what was happening as everyone was gathering for the meeting, it was very unprofessional. She questioned if the township still has two (2) banks open, if so why; Teena stated yes. Samantha Campbell read MCL 4165 regarding all township accounts, including the tax account. Samantha Campbell stated she was appalled what happened. Samantha Campbell went on with her first question: it was noted in December that Ron read an email from MTA regarding the Clerk and Treasurer balancing the books; are the books caught up; Teena questioned what books. Ron stated that the email from MTA was covered in the December 2025 meeting; balancing is a two-step process. Ron stated he sent said email to all board members; he read the MTA email. Teena showed the Treasurer's report; Jan showed the report with discrepancies in red, which means those accounts are out of balance. Jan stated that she showed the discrepancies to Teena and sent detailed emails of the discrepancies. Samantha Campbell questioned how will these be fixed, will they be corrected. Teena stated she knows exactly where the township stands. Samantha Campbell stated she really concerned, it has been 14 months since balancing, how is this possible and how can the township budget for the next year. Teena stated she will contact the auditor. Samantha Campbell showed discrepancies that she found in the Treasurer's reports, month to month, from the last few months. She asked how can a legitimate budget be done when the board doesn't know the correct amounts; Teena stated her records were correct. Teena accused Jan F of planting Samantha Campbell at the meeting.

Samantha Campbell stated she is a resident, who pays attention and has attended meetings for the last five (5) months and has gone through all the information that is given out. Jan F stated she did not plant anyone. Teena stated she has her deputy reconcile the bank accounts. Michelle Berk, Deputy Treasurer, asked if she could have the Clerk's books to go through to reconcile the books. Jan F stated no, if she wants to go through the books, we could meet in person. Jim Morris stated only three (3) minutes were allotted for public comment; Samantha Campbell stated she is on the agenda.

LeRoy Minto stated that a survey should have been done to use the RCACC or remodel the township hall before it was remodeled. He also stated that large projects should be brought to the residents; Fred stated there were not many items.

Teena stated that she received the permits for the contractors used on the remodel; she gave them to Jan T. Teena also stated that an email was received from Mid-State Asbestos regarding Jan F asking for information about the hall project; Teena read said email. Jan F stated she contacted Mid-State Asbestos regarding the Clean Air Report for the second asbestos removal, if the furnace room needed asbestos removal because it was just being covered; Mid-State Asbestos responded that they didn't need any of these items. Jan F stated she received a report after the first asbestos removal and had not received a report after the second asbestos removal; and at no time was she rude to anyone and she did not hang up on them.

Jan T gave the RC Fire report, which included: eight (8) fire runs, two (2) fire runs for Cumming Twp; purchasing webbing; two (2) new firefighters going through training; attended the ribbon cutting at American Works. Fred stated the new software should be up and running soon.

Ron gave the OCOA report, which included: going good; State and Federal revenue is down; mortgage will be paid off in October 2026; congregate meals have increased; home meals are delivered three (3) days a week, about 100 meals each day.

Jan T gave the Transfer Station report, which included: the water at the Transfer Station was frozen and the heat was 25 degrees; the furnace was off. She called Ron, Brett Winslow checked the furnace, and it has a crack in the heat exchanger. Jan T asked Brett Winslow for a bid; he said no. Jan T would like to purchase a carbon monoxide detector for the TS. Jan T stated she made calls for bids for a new furnace. Ron Vittatow, from Wise Heating & Cooling, stated he checked the furnace at the TS, it has a crack in the heat exchanger. According to the State of Michigan it is declared unsafe use by law, the furnace should be shut down for potential of carbon monoxide; he must tell the township this, cannot use this system. Any person that gives ok to use this system is liable. Jim Morris gave information for an in-wall system. Ron Vittotow stated the current wall finance must be taken out; he can give a bid for a Direct Vent System. He also stated that a propane heater cannot be used at the TS, only using electric heaters.

Ron gave the Assessor's report, which included: March 2026 BOR dates are as follows:

Organizational – March 3 at 9am

Reviews - March 11, 3-9pm

- March 12, 9am-3pm

Teena stated that she will be collecting taxes all day on February 17.

Bill Olsen gave the HL report, which included: 2014 there was a five (5) year special assessment, 2019 there was a seven (7) year special assessment that expired in December 2025, now looking at a 10 year 2026 special assessment; he met with Hill Twp and by Board Resolution will create the Special Assessment; will hold combined meetings for Public Hearings; Savin Lake Services has the best estimated for costs, rates will remain the same for 2026, and possibly for 2027: \$165 for waterfront and \$35 for backlots; Savin protection costs are a 3% crease but there is a good balance for Cumming Twp. Jan questioned wasn't 2019 special assessment by Board Resolution; Bill Olsen

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stated yes. Ron stated as long as the assessment amounts are not changed can we do a Board Resolution; Bill Olsen stated yes, the HL Association takes care of most of the duties. Bill Olsen stated the 2026 contract from Savin Lake Services is ok; Ron questioned if it should be signed now or after the Special Assessment is formed. Ron will wait for Contract Signatures. Public Hearings must be held. Adam Flory, Cumming Twp Attorney, stated there is a 15-day publication notice, mailed to residents, to establish the Special Assessment, object inclusion of the Special Assessment and the second to confirm the Tax Roll, allowing objections. Public Hearings (2) will be held. Jan F will contact Rob Reid, Hill Twp Supervisor. Jan made a motion, seconded by Ron, to create a Special Assessment by Board Approval. Motion carried.

Duane Pelfrey gave the RC Area Community Center report, which included: presented a newsletter, as of February 3, there are 131 memberships; volunteers are still needed.

Jan F stated we need to set dates for the Budget Workshop: March 12, 2026 at 6:30pm and the Budget Hearing: March 26, 2026 at 6:30pm

Ron presented the Engagement Letter for the 2026 Audit from Schulze, Oswald, Miller & Edwards PC. Ron made a motion, seconded by Teena, to sign said 2026 Engagement Letter. Roll Call Vote: Teena, Jan T, Fred, Ron Jan F – All Yes. Motion carried.

Adam Flory stated correspondence he received is reason to go in Closed Session, which he recommends. Adam Flory read the following “Motion to enter into closed session pursuant to MCL 15.868(1)(h) to consider material exempt from discussion or disclosure by stated or federal statute, which is an attorney-client privilege correspondence which is exempt from discussion and disclosure pursuant to MCL 15.243(1)(g) as information or records subject to the attorney-client privilege”. Ron made a motion to enter into closed session pursuant to MCL 15.868(1)(h) to consider material exempt from discussion or disclosure by stated or federal statute, which is an attorney-client privilege correspondence which is exempt from discussion and disclosure pursuant to MCL 15.243(1)(g) as information or records subject to the attorney-client privilege, seconded by Jan T. Roll Call Vote: Ron – Yes, Fred – No, Teena – No, Jan T – Yes, Jan F – Yes. Motion carried.

Adam Flory stated this is Attorney/Client Privilege, regarding duties of elected officials, at 7:42pm.

Ron stated the Public Meeting resumed at 8:25pm.

Teena stated she would like a drop box for tax collection; Jan questioned if it would be mounted on the building; Teena stated yes. Ron stated to research drop boxes.

Ron gave the Commissioners’ report, which included: still need a County Administrator; the County is paying \$33 per day, per inmate, to Roscommon, it is \$100 per day, per inmate so the County is looking for Roscommon to increase their rate – this will cause problems in the Fund Balance in the future.

Jim Morris stated a Direct Vent Heater at the TS should only cost \$1,500. Jan F questioned if this would keep the bathroom pipes from freezing; yes. Jan T stated she has two (2) or three (3) people to give bids; Jim Morris stated he will be following this closely.

Matt Polzin stated he would like to see more volunteers at the RCACC, he suggests asking the Commissioners.

Ron made a motion, seconded by Fred, to adjourn at 8:31pm. Motion carried.

\_\_\_\_\_, Clerk