

TOWNSHIP OF PLEASANTVIEW BOARD MINUTES

Regular Meeting

August 18, 2026

Meeting called to order by R. Beydoun at 6:00 p.m.

Roll Call: Rocky Beydoun: Supervisor; Debra Bosma: Clerk (arrived 10 minutes late); Robert Latimer: Treasurer; George Bloomfield: Trustee

Absent: Jim Rummer: Trustee

Guests: Amie Tiffany: D. Clerk/Secretary; Lindsey Dotson: Zoning Administrator; Earl Ross: Planning Commission Board Chairman; John Eby: Maple River Township Supervisor

Pledge of Allegiance.

Items to added to the Agenda:

- A. Outdoor lights
- B. Deck

Items removed from the Agenda: None

Public Comment on Items on the Agenda: None

Public Comment on Items not of the Agenda:

- A. John Eby brought up that the shared intersection of Valley View and North Ayr is in disrepair. He said that the Road Commission has said that the repair would cost approximately \$80,000.00 which would include the addition of curbs and 200 ft seal coat in each direction to prevent the issue in the future. Pleasantview's half would be \$40,000.00. Maple Valley is looking for next year to do their part. R. Beydoun said we would take it under consideration.

Correspondence and Appointments:

- A. Web Design update from Carson Norton: He is rebuilding it a little at a time. R. Beydoun said we need a time line going forward and it needs to be simple and user friendly. The priority for fixes should be: Elections; Complaint form; Tax Information; before other items.
- B. R. Latimer stated that the website does not show up well on any phone.
- C. 1920 Clubhouse Drive: Stonehedge Club HOA requested a letter regarding this property and property taxes on it. R. Beydoun noted that the issue needs to be addressed by a Real Estate Lawyer and the assessor.

Zoning Report:

- A. Several enforcement issues were addressed.
 - a. A drafted letter from our attorney, Michael Bila, was presented for 3175 Valleyview Tr. Stating why we should not enforce.
 - b. For the Stutsmanville Rd. issue a sheriff's deputy should go with L. Dotson to check the property.
- B. A land combination was approved.
- C. A clarification was made from GIS regarding updates would be no cost to the Township
- D. On the Facebook page for Pleasantview Township the external comments can be deleted but pictures may not be deleted.

Debra Bosma motioned to discuss the Master Plan at this time. R. Latimer seconded. Passed

- A. **Master Plan:** R. Beydoun is recusing himself from this decision because he has a working relationship with Beckett & Raeder. The decision needs to be based on the lowest overall cost for all the services provided. G. Bloomfield motioned to postpone the decision until the 09/22/2026 Board Meeting when all members will be present. D. Bosma seconded. **Passed.**

Consent Agenda:

- A. **Minutes:** 07/21/2026 Meeting: D. Bosma motioned to accept the minutes as written. R. Latimer seconded. **Passed.**
- B. **Review of Fiscal Budget 2026/2027:** Reviewed. R. Beydoun motioned accept the budget with one correction that needs to be researched. D. Bosma seconded. **Passed.**
 - a. **Resolution 12-2026/2027:** General Fund Amendment Resolution. D. Bosma motioned to approve the amendment to cost center 350-935. G. Bloomfield seconded. **Roll Call Vote:** R. Beydoun – Y; D. Bosma – Y; G. Bloomfield – Y; R. Latimer – Y; J. Rummer – Absent. **Passed.**
- C. **Approval of Accounts Payable and Payroll:** R. Beydoun motioned to pay bills and payroll as presented. D. Bosma seconded. **Passed.**

Reports and Meetings:

- A. **Treasurer's Report: Robert Latimer –**
 - a. Interest for the year 2026 was \$23,784.87.
 - b. Presented the email from C. Norton for computer replacement costs for the office. R. Beydoun motioned to get the replacements and as well as a refurbished laptop for the Planning Commission which brings the total cost to no more than \$3,860.00. This should include training on their use. G. Bloomfield seconded. **Roll Call Vote:** R. Latimer – Y; R. Beydoun – Y; D. Bosma – Y; G. Bloomfield – Y; J. Rummer – Absent. **Passed.**
 - c. The auditor reached out and asked if we wanted to do a full audit for approximately \$8,000.00 or a review audit for approximately \$3,500.00 for this year. D. Bosma motioned to have the auditors do a review audit this year. G. Bloomfield seconded. **Passed.**
- B. **Clerk's Report: Debra Bosma**
 - a. During the 08/04/2026 the current laptop was extremely slow and there were not enough ports. An external hub was brought in to solve the problem. There was a slight with the AV board count that was resolved.
 - b. Outdoor lighting was not working the night of the election.
 - c. The deck still needs to be replaced. We need a stamped drawing from an architect before we can get started with a building permit.
- C. **Supervisor's Report: Rocky Beydoun –** Additional parking will need to be added in the future. Exact property line will need to be established.
- D. **Board of Review:** R. Tolzdorf – Absent. Next meeting is as needed.
- E. **Planning Commission:** E. Ross – Next meeting is scheduled for 10/12/2026 @ 6PM.
- F. **Zoning Board of Appeals:** R. Tolzdorf – Next meeting is as needed.
- G. **Emmet County Road Commission:** North Conway and Brutus Rd due to be fixed in August.
- H. **Emmet County MTA:** next meeting on 01/20/27 at Pleasantview Township at 7PM.
- I. **Fire Authority:** Nothing to report.
- J. **Airport Authority:** Discussed potential improvements to airport.

Unfinished Business:

- A. **Township Goals:**
 - a. **Policy & Procedure Book:** Ongoing.
 - b. **Zoning Ordinance** is on hold pending **Master Plan Update.**

New Business:

- A. **Copier/Printer/Fax:** Quotes on new machine from Van's Business Machines. R. Beydoun motioned to approve the budget for a new printer, not to exceed \$2,900.00 with additional cartridges and a good warrantee. R. Latimer seconded. **Roll Call Vote:** G. Bloomfield – Y; R. Latimer – Y; D. Bosma – Y; R. Beydoun – Y. **Passed.**
- B. **Resolution 10-2026/2027:** Resolution to Establish an AV Counting Board. D. Bosma motioned to establish an AV Counting Board for the 11/03/2026 election. R. Beydoun seconded. **Roll Call Vote:** D. Bosma – Y; R. Beydoun – Y; R. Latimer – Y; G. Bloomfield – Y. **Passed.**

- C. **Resolution 11-2026/2027:** Resolution to Establish a Receiving Board. G. Bloomfield motioned to establish a Receiving Board for both the Election Floor and the AV Counting Board. R. Beydoun seconded. **Roll Call Vote:** G. Bloomfield – Y; R. Latimer – Y; R. Beydoun – Y; D. Bosma – Y. **Passed.**
- D. **Soffit hole & loose Boards on east side of roof eaves of Township Hall:** This will be fixed when scaffolding is put up for the outdoor light installation.
- E. **Blight Ordinance:** Board Members will review the draft presented by L. Dotson and make recommendations to her for a final document. When this is completed, a copy needs to be given to E. Ross so that it can be added to the Zoning Ordinance.

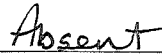
Adjournment: R. Beydoun motioned that the meeting be adjourned. D. Bosma seconded. **Passed.** The meeting adjourned at 7:55 PM.

I, the undersigned, Debra Bosma, the duly qualified and elected Clerk for the Township of Pleasantview, Emmet County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular board meeting held on the 21st Day of July 2026.

Minutes approved on: September 15, 2026



Debra Bosma, Clerk
Township of Pleasantview



Rocky Beydoun, Supervisor
Township of Pleasantview

