

HAYES TOWNSHIP
BOARD OF TRUSTEES REGULAR MEETING
September 8th 2025 7:00 PM
HAYES TOWNSHIP HALL
09195 MAJOR DOUGLAS SLOAN RD
CHARLEVOIX, MICHIGAN 49720
ZOOM 849 2451 3210

The September 8th, 2025, meeting of the Hayes Township Board was called to order by Supervisor William Conklin at 7:00 pm.

Board members present were Matt Cunningham (Trustee), Julie Collard (Treasurer), Doug Kuebler (Trustee), William Conklin (Supervisor) and Kristin Baranski (Clerk)

Audience Members signed in: David Zipp, Roy Griffiths, CT Martin, Carey Cuddeback, Stan Boris, Andy Balderson, Linda Balderson, Ashley Marina, Darcy Phelps, Catherine Phelps, David Molesta, Rex Greenslade, Ed Bajos, Shelly Dorgan, Jerry Mills, Kevin Willis, Gary Spencer, Frank Shepherd, Sherry Baker-McCarey, Ray Cunningham, Ellis Boal, LuAnne Kozma, Bill Henne, Betty Henne, Jerry Simpson, Tim Boyko, Carol Umlor, Katherine Simon, Jacob Byrd, Carla Spencer, Greta McVay, Brigitte Fowler, Robert Fowler, Janine Warner, Paul Ivan, Corinne Vita, John Hogan, Ann Hamlin, Rebekah Berg, Shelly VanWart, Deb Narten, Mark Snyder, and Sharon Bagley.

CALL TO ORDER

Supervisor William Conklin called the meeting to order at 7:00 pm.

DECLARATION OF CONFLICT OF INTEREST:

NONE.

REVIEWED & APPROVED AGENDA

Remove agenda item #15 Cemetery By-Laws Update.

Mr. Cunningham made a motion, supported by Ms. Baranski to not take on any new business items after 9 pm.

Yays: Matt Cunningham, Julie Collard, Doug Kuebler, and Kristin Baranski.

Nays: William Conklin Motion Carried

Ms. Baranski made a motion, supported by Mr. Cunningham to approve the agenda as amended.

Yays: Matt Cunningham, Julie Collard, Doug Kuebler, William Conklin and Kristin Baranski.

Nays: Motion Carried

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PUBLIC COMMENTS:

Public comment opened and closed at 7:03.

- Correspondence Attached.
- Stated at Camp Sea-gull the fisherman should be allowed to park at the bottom of the hill. Appreciates the sheriff deputy being present at the meeting to help the meetings stay civil.
- Stated a 4 way stop sign at Maple Grove and Upper Bay Shore is not possible going West to East due to the steep hill.
- Stated they are happy to see the Sentinel return to Hayes Township. Would like the Road Commission to stop mowing Shrigley Road.
- Stated they find the Sentinel is trying to set the residents against the new supervisor Bill Conklin. Feels the board does not listen to residents. Feel the board members need to be more respectful.
- Stated they have lived in Hayes Township for 57 years. They have not had to address the board very many times, other than on a couple important matters. They have observed many people over the years move up to this area from downstate and try to change our community to be more like the cities they left.
- Stated they attended the Park and Rec meeting last October and the issues at Eastern Avenue Beach were addressed and solved at that meeting would like to know what happened to the ideas suggested at the October 2024 Parks and Rec Meeting.
- Stated the email on the Sentinel is incorrect. Stated there is some errors within the Sentinel and would like them corrected.
- Stated at the BRI-Planning Commission workshop meeting they requested what Master Plan they are using? They were told the current Master Plan, however the Master Plan on the website does not have a date of adoption on it. Concerned the Master Plan has never been adopted properly.
- Stated they received a disgusting newspaper in the mail.
- Stated they disagree with how the board conducts business. Do not believe Bill Conklin to be a shadow supervisor.
- Stated they have been a subject of harassment from Corrine Veta for 13 years. They have a court agreement that they have not violated. Would like the Township to stop this harassment.
- Stated the meeting should start at 6pm versus 7pm due to the meetings going so late.

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Closed at 7:36

APPROVAL OF AUGUST 11TH 2025 BOT REGULAR MEETING MINUTES:

Mr. Cunningham made a motion, supported by Ms. Baranski to approve the August 11th, 2025, Board of Trustees regular meeting minutes as amended.

Yeas: Julie Collard, William Conklin, Matt Cunningham, Doug Kuebler, and Kristin Baranski.

Nays: None **Motion Carried**

TREASURERS REPORT

Ms. Collard presented a written report reporting all Hayes Township account balances. Took a moment to honor the 13 soldiers killed in Afghanistan by reading ~~allowed~~ their names.

CLERKS REPORT: APPROVAL OF WARRANTS

Clerk, Ms. Baranski, presented the warrants in the amount of \$29,773.01.

Ms. Baranski made a motion, supported by Ms. Collard to approve Township warrants out of the General Fund in the amount of \$29,773.01. A roll call was taken.

Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

Nays: **Motion Carried**

Ms. Baranski made a motion, supported by Ms. Collard to approve the installment payment for the EMS building loan in the amount of \$10,248.13. The total installment payment will be offset 100% by the LCEMSA monthly lease payment. A roll call was taken.

Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler, and Kristin Baranski.

Nays: None **Motion Carried**

Ms. Baranski asked if anyone has started anything for this years audit and F65.

Ms. Collard stated the auditor is scheduled to start gathering information in October.

Ms. Baranski requested a copy of the audit and finalize F65 from the supervisor.

Mr. Conklin stated he received notice the F65 was not filed but was part of the audit and he will reach out to Steve for an official copy.

Clerk requested payroll information from Bill Conklin for the July Board of Review members.

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Supervisor will send Ms. Baranski this information.

Mr. Conklin asked the board if anyone had an update on the Burnett Road project.

Mr. Kuebler stated they have two inches of blacktop down and they have the culvert in most of the places, then they will lay another two inches of blacktop.

Mr. Conklin asked Mr. VanZee if Abraham Dhasaleer had reach out concerning trees being removed by the road commission within the road right of way that were part of a buffer, would cause him any problems with the township due to the townships screening requirements?

Mr. VanZee stated if they were in the Road Right of Way and removed by the County he will not be in any kind of violation.

COUNTY COMMISSIONER REPORT

Bob Jess was not present.

PARKS AND REC. REPORT

Ms. Collard presented the Parks and Rec. report.

The next regular Parks and Rec meeting will be rescheduled.

The Board would like to thank Gregg and Becky Stauffer for all their hard work at Hayes Township Park Camp Sea-Gull.

Ms. Collard made a motion, supported by Ms. Baranski to authorize Becky and Gregg Stauffer as the park host for the 2026 season.

Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

Nays: None Motion Carried

Ms. Baranski stated next year the board will need to budget for a new sliding door at the Host House.

PLANNING COMMISSION

Mr. Cunningham presented the Planning Commission Report. The next regular Planning Commission meeting is September 16th, 2025, at 7:00 pm.

ZONING BOARD OF APPEALS

ZBA has a hearing scheduled on October 8th 2025 at 7:00 pm.

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ZONING ADMINISTRATOR REPORT

Ron VanZee presented a Zoning Administrator report.
Report available at the Hayes Township Hall.

TRUSTEES REPORT:

Mr. Cunningham would like to know if the board would like Ray Cunningham pull the swim buoys at Eastern Avenue Beach.

Ms. Baranski made a motion, supported by Ms. Collard to approve Ray Cunningham to remove the Swim Buoys at Eastern Avenue Beach.

Yeas: Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

Abstained: Matt Cunningham

Nays: None **Motion Carried**

Mr. Kuebler stated he found out there is a white 55 mile an hour sign on Major Douglas Sloan road between Burnett and Murray, heading towards Murray. Then coming back from Murray, on Major Douglas Sloan road there is a yellow sign on the curve for 35 Miles Per Hour. However this is only a cautionary sign. The county has finally realized after a wreck on Maple Grove Road involving a county road grader they should finally widen the road.

Ms. Collard read a letter from Chuck Vondra. Letter Attached.

SUPERVISOR REPORT:

William Conklin presented a supervisor report.

Ms. Baranski made a motion, supported by Mr. Kuebler to accept Option A from Performance Engineers should it include materials testing, survey, control safety, and per-construction meeting, as well as the Performance-Guarantee.

Yeas: Julie Collard, William Conklin, Doug Kuebler, Matt Cunningham and Kristin Baranski.

Nays: None **Motion Carried**

RESOLUTION TO ESTABLISH AN EMERGENCY PREPAREDNESS COMMITTEE:

Mr. Conklin stated in the MTA book when creating an advisory committee it is to assist the board in making ~~discussions~~ **decisions**. However this board is a committee of local residents

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gathering resources and sharing information among other residents, for neighbors to help neighbors during emergencies.

The board came to a consensus to create a committee that is volunteer based and not an advisory committee through the township. Mr. Conklin will work with the township attorney to outline this kind of volunteer committee.

REQUEST TO CCRC TO ESTABLISH A 4-WAY STOP AT THE INTERSECTION OF UPPER BAYSHORE AND MAPLE GROVE:

The board came to a consensus to inform the County Road Commission Hayes Township Board and Hayes Township Residents are concerned the intersection at Upper Bay Shore and Maple Grove is unsafe and would like the County Road Commission to access and propose a solution.

AUTHORIZE CERTAIN MAINTENANCE OF THE BEACH ACCESS AT THE SOUTH END OF MAPLE GROVE AT LAKE CHARLEVOIX:

The board came to a consensus to table this discussion until next meeting so the board can research and create the best solution.

AUTHORIZE SURVEYOR TO INCESTIGATE AND MAKE A REPORT REGARDING THE LEGAL DIMENSIONS OF EASTERN AVENUE BEACH:

The board came to a consensus to table this discussion until next meeting so the board can research and create the best solution.

DESIGNATE AN ICE-FISHING PARKING AREA IN THE UPPER PORTION OF HAYES TOWNSHIP PARK/CAMP SEA-GULL:

Tabled until October 2025 BOT

MICHIGAN TOWNSHIP PAR PLAN RISK CONTROL COMMENTS AND RECOMMENDATIONS:

Tabled until October 2025 BOT

ZONING BOARD OF APPEALS RESIGNATION AND POSTING:

Ms. Baranski made a motion, supported by Mr. Cunningham to accept Rod Slocum's resignation as an alternate from the Zoning Board of Appeals.

Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

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Nays: None

Motion Carried

The board came to a consensus to post the open Zoning Board of Appeals position to fulfill the term of Rod Slocum on the website.

PUBLIC COMMENTS: Public comments opened at 9:03 pm.

Comments included:

- Would like Robert Fowler to address the court of appeals decision regarding the property rights on beach avenue and Eastern Avenue Beach. The conditions of the 1995 agreement clarifies the Eastern Avenue Beach access for the public and this court agreement needs to be outlined for the public visiting the beach.
- Mr. Fowler stated the court agreement basically outlines who holds the title to the property. It has nothing to do with the location of a dock or anything like that. It was just who had the title to the property, because there was an ongoing concern. Their attorney at the time had wrote a letter to the township attorney and explained what the whole lawsuit was about, and suggest the board members read all the information.
- Mr. Conklin stated his idea was to have Ferguson mark the boundaries of the Eastern Avenue Beach, which would help the board decide on a way to define the corners and make them visible for the public.
- Resident stated the township has a survey and the township should research and understand the complexity of the site and all of the agreements regarding Eastern Avenue Beach before spending any money on another survey.
- Would like everyone to stay within their limited time when making public comment.
- Would like to know if she can get her FOIA request after the meeting.
- Would like to **have** Eastern Avenue Beach issue researched by the Township board. Feels the Board is at risk of a first amendment violation if they are going to stop a resident from speaking to others at the beach.
- Would like to see more copies for the public. Made an appointment to pay summer taxes with the Treasurer.
- Ms. Collard stated she is available by appointment all this week and will be in office Monday September 15th from 9am-5pm.

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- Stated the new mic system is working great. Clarified in February 2020 a resolution was adopted by the Hayes Township Board adopting a new Master Plan.
- Stated to save time during the meetings, perhaps the minutes could be reviewed and corrected before a meeting.
- Requested clarification is a survey has been ordered for Eastern Avenue Beach. Suggested the board do the research and read the court agreements to understand the rights of all parties involved.
- Mr. Conklin stated his idea to solve the boundaries issue was to have a survey done.
- Stated the survey markers can be found with a metal detector.
- Stated the time limit on the meeting is great, perhaps put a time limit per agenda item. The Supervisor report last month took over an hour of the meeting and found it very self serving of Supervisor Conklin. Stated they recall Mr. Conklin stated multiple times at last meeting that he is not concerned about the amount money spent by the township defending the lawsuit he has against the township. Requested what Bill Conklin wanted to accomplish with the survey at Eastern Avenue Beach, because Parks and Rec. have discussed putting something more decorative on the boundaries of Eastern Avenue Beach versus flags. Would like this matter to be handled by the Parks and Rec Committee. Have sympathy for the residents of Pine Point being harassed and assaulted by Corrine. The hill at Hayes Township Park Camp-Seagull will have to be constantly salted in order to stay safe during the winter months.
- Stated they do not appreciate the personal attacks and harassment from other Pine Point residents. They are just trying to stand up for the rights of a public beach that is getting encroached by neighboring property owners. Would like to see some kind of outline be set by the board at Eastern Avenue Beach.
- Would like to know why the Township is listening to someone who does not pay taxes in Hayes Township.

Public comments closed at 9:35 p.m.

BOARD OF TRUSTEE COMMENT:

Ms. Collard stated she empathizes with Corinne, however feels when sometimes people can let their emotions run high and make bad choices when they are passionate about something. She believe there has been some miscommunication, however, does not find this to be an excuse for harassment. She has walked the property and has researched the

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lawsuits and has a clear understanding of why this property exists. Feel the other board members should do their own diligence and read the history and final ruling.

ADJOURNMENT: Mr. Cunningham made a motion, supported by Ms. Baranski, to adjourn at 9:40 p.m.

Yeas: Matt Cunningham, Julie Collard, William Conklin, Doug Kuebler and Kristin Baranski.

Nays: None **Motion Carried**

Respectfully Submitted,
April Hilton
Hayes Township Deputy Clerk/Recording Secretary

Mission Statement

The Hayes Township Emergency Preparedness Committee members are focused on developing a workable and practical operating plan when either a natural, manmade, or technical disaster occurs. Our goal is to foster a safe community through education, providing information about available resources, administering aid when possible, providing directions for assistance, provide training, communicating and outlining areas for preparedness.

Our aim is to work in conjunction with the Charlevoix County Emergency Response Team's efforts during these disasters to ensure our community members feel safe and protected and are provided information as to available resources for assistance.

The Emergency Preparedness Committee members have listed two (2) top priority objectives:

- Get all community members signed up with RAVE (emergency alerts & notifications via text message, phone call, email & social media through 911).
- Develop a short survey seeking volunteers to assist during an emergency and names of those who would like someone to contact them during these emergencies.



Bill Conklin <supervisorhayestownshipmi@gmail.com>

Hazardous Intersection

1 message

Rick Daniel <radaniel3@gmail.com>
To: supervisor@hayestownshipmi.gov

Sat, Aug 30, 2025 at 8:34 PM

To the trustees

At the August Township meeting, a neighbor mentioned the need for a 4 way stop at the corner of Maple Grove and Upper Bay Shore Rd. Having discussed this with other neighbors on Maple Grove, the limited lines of sight make this a dangerous intersection. It could be much improved with the addition of a 4-way stop. Please consider this when you have the opportunity to bring issues to the county road commission.

Thank you.

Rick and Denise Daniel

wd: More funny business at Eastern Ave Beach also called Hayes Township Park

message

William Conklin <wmmconklin@gmail.com>
To: Supervisor@hayestownshipmi.gov

Mon, Sep 1, 2025 at 3:09 PM

FYI.....

----- Forwarded message -----

From: <pcvita@comcast.net>
Date: Wed, Aug 6, 2025 at 3:59 PM
Subject: Eastern Ave Beach also called Hayes Township Park
To: William Conklin <wmmconklin@gmail.com>

Hi Bill,

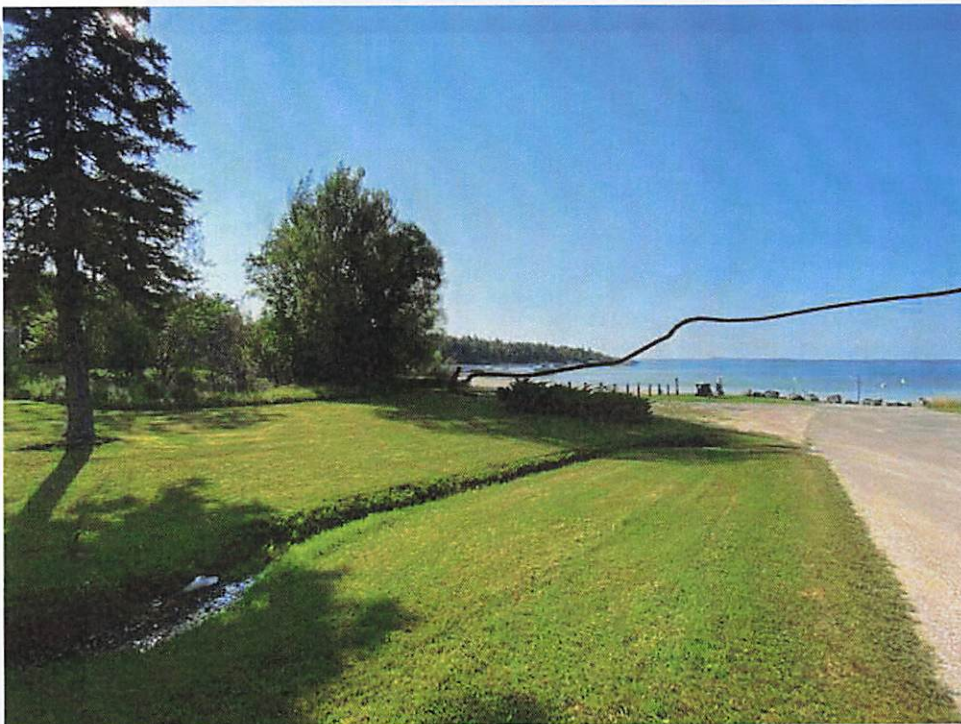
Fowler's dock and boat continue to be installed 20 feet past the legal variance. This reduces public beach and swim area.

The park needs to be outlined so the public knows the size of the park and where private/public land is.

The Able family who owns a cottage that borders the public park planted a line of bushes on the public park to create a line to keep people off a large section of public park so they can extend their front yard for private use.

How is this allowed? Can Hayes Township remove these plantings on the public park?

Here is picture from Aug 2023. The Able family planted a round garden on public park property. I documented this and sent emails to Hayes Township. I was harassed and threatened with police arrest and referral to Hayes Township lawyer. Thanks, Corinne Vita



Here is picture from Aug 2025. Able family planted a line of low bushes from the round garden to the larger bushes. All these plantings are on the public park.

Black line shows new line of bush plantings on public park. Red line shows boundary of public park and end of Able private home property.

Plantings are clearly meant to keep public use off a big patch of land in front of Able house.







Bill Conklin <supervisorhayestownshipmi@gmail.com>

No Lake Access Sign and Building Permit Question

5 messages

Bill Conklin <supervisorhayestownshipmi@gmail.com>

Fri, Jul 18, 2025 at 1:16 PM

To: Janinewarner8709@gmail.com

Cc: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>, Pat Weeks <manager@chxroads.org>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

2316750762

Good afternoon Bill, I have 2 questions for you.

1. The public access to Lake Charlevoix on Maple Grove Road. When was the sign posted that we don't have lake access anymore? I was not given that information until I walked down there with my granddaughter to go swimming. I need to know more details on how this came about.

2. I was just at my friends house on Green Sky Hill and just before getting to Green Sky Hill from BC Road, [on Maj Doug Sloan Rd] on the left, looks like a new driveway with construction/equipment down the "new" drive but there are no building permits posted. Can you give me info so I can let Linda & Bill Purdy know what's going on? I would like to know the particulars about that location.

Thank you for your attention to these questions.

Your
Message:

Hello Mrs. Janine Warner --

In response to your questions - I have forwarded them: 1. to Mr. Pat Weeks, Mgr of the CVX Road Commission and as to the second question, I have forwarded that to Mr. Van Zee for his response.

Thank you for contacting me and I am certain that they will respond to your questions, with a cc to me, as soon as possible; Zoning Admin also might have information about the sign on Maple Grove.

Bill Conklin, Supervisor
Hayes Township
231-373-0059

zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Mon, Jul 21, 2025 at 9:44 AM

To: Bill Conklin <supervisorhayestownshipmi@gmail.com>

Hello,

We have not issued any permits for the property on Major Douglas Sloan Road referenced in Janine's second question. Also the Township does not permit driveways, driveways are handled by the Charlevoix County Road Commission.

The Maple Grove Road end is controlled by Chx County Road Commission and a contractual agreement between adjacent property owners and township.

Thank you!

[Quoted text hidden]

--

Ron VanZee-Hayes Township Zoning Admin.
April Hilton - Hayes Township Zoning Admin. Assistant
Phone: 231-547-6961
Email: Zoning@hayestownshipmi.gov

Pat Weeks <manager@chxroads.org>

Mon, Jul 21, 2025 at 12:16 PM

To: Bill Conklin <supervisorhayestownshipmi@gmail.com>, "Janinewarner8709@gmail.com" <Janinewarner8709@gmail.com>

Cc: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

The driveway on Major Douglas Sloan Road was permitted back in March of this year. CCRC does not require the permit to be posted on-site. I visited the Maple Grove Road access today. I did not see any signs telling people that they could not use the access. If anyone has an exact location or picture that would be great. Thanks.

[Quoted text hidden]

Bill Conklin <supervisorhayestownshipmi@gmail.com>
To: Janinewarner8709@gmail.com

Mon, Jul 21, 2025 at 3:37 PM

Here is the response from our Zoning Administrator. I will ask for further clarification about the Contractual Agreement between the adjacent property owners and the township or better yet a copy of the Contract between the adjacent property owners and the township.

[Quoted text hidden]

Bill Conklin <supervisorhayestownshipmi@gmail.com>
To: zoning hayestownshipmi <zoninghayestownshipmi@gmail.com>

Mon, Jul 21, 2025 at 3:40 PM

Thank you for your response.

Could you please forward to me a copy of the Contract between the adjacent property owners and the township or advise where that Contract may be located in the offices of the Township so I can retrieve a copy of the contractual agreement.

Thank you,
Bill conklin
[Quoted text hidden]

August 27, 2025

Kristin Baranski
Clerk, Hayes Township
Charlevoix, MI 49720

Kristin,

With regret, I hereby submit my resignation from the Zoning Board of Appeals due to circumstances beyond my control. My tenure on ZBA was rewarding and I am thankful for the opportunity to serve my community.

I strongly urge the Hayes Township Board of Trustees to adopt standards for printed material that is submitted to the township that are commonly used in the publishing industry. Sans-serif fonts such as Helvetica, Arial, and Calibri or Garamond (a serif font) in a 12-point or 14-point font are commonly used for legibility and ease of reading. Times New Roman is another widely used font. There should be standards for what is acceptable to facilitate the work of the board and committees to serve the residents of Hayes Township. Handwritten material is another matter, but that, too, should be legible and easy to read.

It has been my experience that some material submitted to ZBA was difficult or nearly impossible to read.

Rod Slocum



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

Zoning Complaint – Overcrowding at 8275 Shrigley Rd

1 message

Mat Gawenda <mgawenda@comcast.net>

Mon, Sep 8, 2025 at 2:35 PM

To: "zoning@hayestownshipmi.gov" <zoning@hayestownshipmi.gov>

Cc: "supervisor@hayestownshipmi.gov" <supervisor@hayestownshipmi.gov>, "treasurer@hayestownshipmi.gov"

<treasurer@hayestownshipmi.gov>, "trustee2@hayestownshipmi.gov" <trustee2@hayestownshipmi.gov>,

"clerk@hayestownshipmi.gov" <clerk@hayestownshipmi.gov>, "hayestrustee5@gmail.com" <hayestrustee5@gmail.com>

Dear Zoning Administrator / Hayes Township Zoning Department,

I am writing to file an official complaint regarding ongoing issues with the property located at 8275 Shrigley Rd, which is being used as a VRBO rental.

On Sunday, September 7, the property hosted a large gathering that resulted in serious overcrowding. At least 25 cars were parked on the property, along the roadway, and even on my property. The street was blocked, and the situation required me to call the police. A responding officer contacted the property owner, Bob, who stated the gathering was for a baby shower.

While I understand occasional events may occur, the number of cars and people present was excessive given the size of the home and lot. It disrupted the quiet enjoyment of my property and created a safety hazard by blocking the road. This is not a commercial site suited for such a large-scale event, and the use of the property in this manner goes well beyond normal residential use.

I respectfully ask that the Township investigate this matter and ensure that the property is brought into compliance with zoning regulations to prevent such issues in the future.

Thank you for your time and attention. Please let me know if you need additional information from me.

Sincerely,
Matt Gawenda
231-373-0848
8263 Shrigley Rd



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>

BOT meeting

1 message

Carol Umlor <umlorcaol4@gmail.com>

Sun, Sep 7, 2025 at 12:41 PM

To: clerk@hayestownshipmi.gov

Watched on zoom last meeting. I'm confused as to why it's alright for a board member to jump up and start yelling and waving her finger at a person giving her opinion, but not alright to have a opinion if it varies from what the board members want to hear. Would like to hear this addressed at next meeting

September 8, 2025

To whom it may concern,

I am writing this in hopes to clear up questions or concerns in regard to our investigation of the debris clean up performed in Hayes Twp. Specifically focusing on the collection/donation of money from some residents.

Our office was contacted from multiple sources asking us to look into the collection of money for the project. There were concerns that the money was being collected for the township and there was no formal process as there should be if it is in fact for the township.

I spoke with Ms. Collard about this and asked her if she could answer three basic questions. What did you know? When did you know it? What did you do about it? Collard couldn't answer all the questions, so we assisted to help answer those questions in an attempt to clear up the concerns.

An investigation was completed, and we found there to be no violations of the law. A report was completed to document our findings and was filed appropriately.

Ms. Collards participation along with other concerned citizens was appropriate. Especially appropriate because of Ms. Collards position as treasurer she would have an obligation to assure it was handled correctly.

If there are any further questions from anyone, please feel free to contact me.

Best regards,

Chuck Vondra

Andrew H. Balderson
8232 Eastern Avenue
Charlevoix, Michigan 49720

September 8, 2025

Bill Conklin, Supervisor
Hayes Township Board of Directors
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

RE: Item #12 on Agenda – “Authorize Surveyor to Investigate and make a report regarding the legal dimensions of Eastern Avenue Beach,” pursuant to email from Corinne Vita, dated August 6, 2025.

I vehemently oppose any expenditure for surveying services requested. You have a detailed survey for the Darnton/ Hayes Township Agreement of 1995 entitled Exhibit B displayed here. Furthermore, in your files under the Abel/Hayes Township Agreement of 2000 there are 3 detailed survey documents entitled Exhibits A, B, and C prepared by A. R. Ranger, Corinne’s father, a licensed surveyor. His documents comprise the legal description of the West Natural Area, parking, and Beach Area.

Ms. Vita’s email, referenced above, is entitled “More funny business at Eastern Avenue Beach also called Hayes Township Park.” I will address each of the four items she requested. There is no funny business at the Eastern Avenue Beach, unless she thinks it is funny to perpetually harass, intimidate, and malign Greta McVay and Bob and Brigitte Fowler. Ms. Vita has created discord throughout the Pine Point community with her blatant misinformation about the private and public use of the lands of the Eastern Avenue Beach for over 12 years. Furthermore, Eastern Avenue Beach was never called Hayes Township Park.

1. Ms. Vita stated, “Fowler’s dock and boat continue to be installed 20 feet past the legal variance...”

RESPONSE: There is no reference to “legal variance” in the 1995 Darnton/Hayes Township Agreement. Her reference has no bearing and is meant only to harass, intimidate, and belittle the Fowlers, yet again.

2. “The park needs to be outlined so the public knows the size of the park and where private/public land is.”

RESPONSE: There is no park. In my presentation dated October 7, 2024, at the Hayes Township Parks and Recreation Committee meeting, I described in detail the lands of the Eastern Avenue Beach with a recommendation to install a sign describing the public and private use areas thereof. The township and Corinne have had eleven months to dispute my findings as a professional licensed landscape architect, to which they have not expressed any concerns to me. The committee has a mock-up of this sign in production.

3. "The Abel [sic] family who owns a cottage that borders the public park planted a line of bushes on the public park to create a line to keep people off a large section of public park so they can extend their front yard for private use.

RESPONSE: Let me quote from the Abel/Hayes Township Agreement of 2000, Item I, D, 8. "The owners of the ABEL LOT may maintain but not enlarge their lawn located within the 'WEST NATURAL AREA'. Greta McVay, daughter of Ransom Abel, planted native shrubs 15 years ago in the 'WEST NATURAL AREA' and enhanced those plantings recently with other native plantings, leaving access from her property to the beach area, as provided in the agreement.

Item I, D, 10: "A pedestrian easement shall be maintained for the ABEL LOT over the 'WEST NATURAL AREA' to the 'BEACH AREA'." (Note: no provision whatsoever granted a pedestrian easement for the public to access the 'WEST NATURAL AREA' from the 'BEACH AREA')

4. "How is this allowed? Can Hayes Township remove these plantings on the public park?"

RESPONSE: This is not a park, nor is the 'WEST NATURAL AREA' public. Furthermore, the plantings enhance the 'WEST NATURAL AREA' landscape and define the pedestrian easement. For these reasons the plantings should not be removed.

Pursuant to the terms and conditions of the Abel/Hayes Township, I advised Ms. McVay that I would personally prune to the ground the shrub material and willow saplings on the "BEACH AREA" that are blocking her view. This work will be consistent with Item I, D, 7 "...Owners of the ABEL LOT would have the right to conduct such trimming on both the 'WEST NATURAL AREA' and 'BEACH AREA' if necessary to preserve the 100% view corridor."

The last section of the agreement, Item III - "THE PARTIES MUTUALLY AGREE" is critical to understand the limitations to the defined public beach area. "...The area designated as 'BEACH AREA' will remain unimproved and used only as a public swimming and recreation area, and that the portion of the 'BEACH AREA' previously utilized by owners of the lands within the plat of PINE POINT or by the public shall not be enlarged."

In my professional opinion, the restriction stated above to not enlarge the BEACH AREA provides closure to the issue of extending the beach. (See Exhibits I and II)

After over a decade of harassing, belittling, and intimidating our neighbors, beachgoers, and adjoining property owners by Corinne Vita, it is time for Hayes Township to issue a cease-and-desist order. The basis for this order is as follows:

1. Documentation of harassment beginning in 2013 as evidenced by the statements in the enclosed emails between Corinne and Hayes Township. (Exhibit II)
2. Hayes Township Board of Trustees and Supervisor's letter of reprimand, dated August 11, 2023, with attached supporting documents from their attorney, Young, Graham, Elsenheimer & Wendling, P.C.
3. AHB letter of August 23, 2024, detailing her abusive behavior at the Eastern Avenue Beach.
4. Testimony from Pine Point resident Mark Sape at the October 7, 2024, Hayes Township Parks and Recreation Committee meeting regarding Corinne's abusive behavior toward his wife at the Eastern Avenue Beach. His wife no longer uses the beach because of Corinne's harassment.
5. Tom Toomey, my nextdoor neighbor on Eastern Avenue, a dear friend of Corinne's mother, implicitly told Corinne, "You are not welcome at the Eastern Avenue Beach because of your behavior."
6. Fowlers' various documented complaints about Corinne's intrusion onto their property. (with supporting photographs)
7. The condition set forth in the Abel/Hayes Township Agreement, dated March 23, 2000, Item I-C (specific to the Abel Lot): "...the TOWNSHIP agrees to exercise its police powers in an attempt to ensure the peaceful enjoyment thereof by the owners of the ABEL LOT."

Now therefore, if the Township elects not to fulfill its responsibility to ensure the "peaceful enjoyment" of the ABEL LOT and thwart Corinne's incessant misinformation requests of Hayes Township, stop her harassment of Eastern Avenue Beach participants and vindictive harassment toward the Fowlers, then I will seriously consider pursuing a Cease-and-Desist order against Corinne Vita.

Let's be mindful, Corinne is not a Hayes Township resident nor even a resident of Michigan.

Respectfully submitted,

Andrew H. Balderson

Enclosures

EXHIBIT II

EXCERPT FROM EXHIBIT I: AL RANGER LETTER, DATED NOVEMBER 12, 2012

Item 3 of 4: "Extend the 'Beach Area' to the 70 foot easement line as described in paragraph 'H'. page-580, of the 'Darnton Documents'."

EMAIL THREAD BETWEEN CORINNE VITA AND HAYES TOWNSHIP BOARD

Email from Corinne Vita to Jonathan Scheel, Ethel Knepp, and Marlene Golovich, dated June 13, 2013

Item 3 of 4: "Extend the Beach area to the 70 foot easement. This was automatic with the sale of the Darnton property."

Email from Marlene Golovich to Corinne and Paul Vita and copied to Jonathan Scheel and Ethel Knepp, dated June 14, 2013

"...Hayes Township is working out some issues with the new property owner and ask that everyone be patient and respectful."

Email from Corinne Vita to Jonathan Scheel, Ethel Knepp, and Marlene Golovich, dated June 16, 2013

A list of 10 items, including what she considers violations by the Fowlers and various requests regarding the Beach property

Email from Jonathan Scheel to Ethel Knepp and Marlene Golovich, dated June 18, 2013

"Marlene or Ethel, could one of you reply and explain that we are working on it and she needs to calm down. Reading her email I think we can assume she probably has harassed Fowler and will again...."

EXHIBIT I

November 12, 2012

Dear Supervisor Knepp and Board Members of Hayes Township:

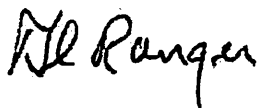
I am writing to request that the following actions be considered and taken in regards to the Hayes Township Park located on Eastern Avenue at the shoreline of Lake Charlevoix:

1. Engage a surveyor to locate and mark the 70 foot access easement line described in the "Darnton Documents".
2. Extend the "Natural Area" eastward to the 70 foot easement line as set forth in paragraph "G", page-579, of the "Darnton Documents".
3. Extend the "Beach Area" to the 70 foot easement line as described in paragraph "H", page-580, of the "Darnton Documents".
4. Establish a winter deadline for the removal of the dock sections stored on the Park waterfront.

The so-called "Darnton Documents" are recorded in the office of the Charlevoix County Register of Deeds, Liber 363, Pages 574 to 583 inclusive.

It is my fervent hope that the Board will recognize the wisdom in adopting these recommendations. Your action will solve, once and for all, the differences of opinion that arose at the Park this summer.

Sincerely,



Al Ranger
Past President
Pine point Association

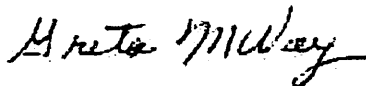
(941) 258-6620

Greta M. McVay
876 Eastern Avenue
Charlevoix, Michigan 49720

September 8, 2025

Bill Conklin, Supervisor
Hayes Township Board of Directors
9195 Major Douglas Sloan Road
Charlevoix, Michigan 49720

My name is Greta McVay. I am the daughter of Ransom Abel and own the Abel family cottage located at 8076 Eastern Ave. I have been a subject of harassment by Corinne Vita for years now and all of her claims against me have been going on for 13 years since 2012 and are unfounded. I have upheld the Agreement my family has with Hayes Township signed and dated March 23, 2000 and have never violated it in any way. The Agreement states that the "TOWNSHIP agrees to exercise its police powers in an attempt to ensure the peaceful enjoyment thereof by the owners of the ABEL LOT." I DO NOT want this harassment to continue. I am requesting that the Township immediately uphold its power to stop this harassment and stop listening to the misinformation by Corinne Vita.



Greta McVay

Andrew H. Balderson
8232 Eastern Ave.
Charlevoix, Mi. 49720

Sept. 8, 2025

Oral presentation to Hayes Township BOT meeting Sept. 8, 2025

I want to thank Mr. Conklin and the BOT for the opportunity to address Item 12 on the agenda this evening. I became involved with the issues Corinne has pursued at the Eastern Ave. Beach since her confrontation with me documented in my letter to Hayes Township Board of Trustees dated Aug. 23, 2024. My wife and I have accumulated over 120 hours of research and prepared presentation materials all Pro-Bono to resolve Corinne's injustices perpetrated against the Fowlers, Greta McVay and numerous beachgoers. Both the Fowlers and Greta McVay are here this evening to answer any questions the Board of Trustees may have.

Inasmuch as Mr. Conklin has had Corinne Vita's agenda request since Aug. 6th, I trust he has done his research on her concerns and realize that she is perpetuating her web of lies, deceit, intimidation and harassment toward the Fowlers and Greta McVay and to further the discord within the Pine Point Community as she has done for over a decade.

My oral presentation summarizes key points of my lengthy cited letter of Sept. 8, 2025.

1. EXHIBIT B with descriptive overlay of the 1995 and 2000 Agreements
2. 1995 Darnton/Hayes Township Agreement
3. 2000 Abel/Hayes Township Agreement
4. Al Ranger's letter of November 12, 2012, addressed to Supervisor Knepp and Board Members of Hayes Township (Exhibit I)
5. Corinne's surreptitious modification of Al Ranger's letter of Nov. 12, 2012 (Exhibit II)
6. Hayes township response to Corrinne's request June 2013, stating her continued harassment of the Fowlers (Exhibit II)
7. Responsibility of the Hayes Township to pursue a Cease-and-Desist order against, Corrine Vita.



After the reading the latest edition of the Sentinel it became quite clear to me that this was nothing more than a blatant attempt to turn the residents of this township against supervisor Bill Conklin.

You began by talking about the lawsuits. Everyone has a right to sue if they feel their rights have been violated and these need to play out in the courts. It's not uncommon for a judge to get things wrong or be biased. That is why we have an appeals process and these things need to play out in the courts. Your attempts to turn residents against each other for exercising their legal rights is disgusting!

Then you write about "a call for constructive engagement." How is this possible when you refuse to listen and consider the comments made by township residents at meetings?

YOU DON'T listen to anyone unless they're telling you what you want to hear!

Next you claimed, Supervisor fails to control Chaotic Board Meeting

You claim supervisor Conklin REFUSED to have a civil conversation regarding his misappropriation of donated funds.

THER WAS NO MISAPPROPRIATION OF FUNDS and this was investigated by the Sherrif after Kristin Baranski and Julie Collard attempted to bring criminal charges against him and it was proven false.

Maybe you should have attempted a "civil conversation" with him regarding this matter before going to the Sherrif.

You stated in the Sentinel, "the Charlevoix County Sheriff is still accepting any information Hayes residents may have regarding donations". Even though this was already investigated according to the list of people you gave the Sherrif you just cannot stop, can you? This is ridiculous and childish!

From what I have witnessed so far none of you are "civil" with him in any concerns he brings up.

You claim "Conklin failed to control behavior of the public in attendance."

The main "outburst" I witnessed was by Julie Collard when Supervisor Conklin's wife (as a member of the public) was addressing the accusations made against her by board members. During her allotted time Julie Collard began shouting and berating her. Supervisor Conklin attempted to "control" Julie Collard several times by telling her she was out of order before she finally stopped her tirade. After Mrs. Conklin finished Supervisor Conklin asked Julie Collard if she had anything to say which she replied no.

You claim, "Board members were shouted down during the meeting, yet the Chair never corrected or stopped that behavior." The "Chair" attempted to stop Julie Collard when she was "shouting down" Mrs. Conklin and she ignored him. Apparently, this board does not believe the rules apply to them, only to the residents who attend meetings.

You claimed, "members of the audience were allowed to hold loud side conversations during board discussions". I did not hear any "loud side conversations" only a little laughter a few times. I did however notice Ron VanZee and his assistant April having side communication during the meeting and sliding something back and forth. Maybe they should share that information with the public since it was happening during the meeting.

Which brings me to something I have brought up to you before, a Sergeant at Arms needs to be appointed to control people at meetings and remove those who do not abide by the rules including board members.

If you do not like comments that the public is expressing maybe you should try listening for once and figure out what this board is doing that upsets people so much. Maybe have meaningful, respectful, conversations with these people and address the issues fairly and with respect.

RESPECT does not seem to be something most of the current board members have for residents of this township.

You mentioned Supervisor Conklin "requested Township funds for fuel, wood chipper rental, and truck rental." "The majority of board members were however, against a

volunteer driven effort. Several local professionals that work with tree cutting and wood chipping supported the four board members reluctance to have untrained individuals working with such equipment." Of course they did! They wanted to profit from the work that was done! You do not know if these volunteers were untrained or not. Also, it would have cost a great deal more than having volunteers doing the work. Were these professionals, friends, family, or Hayes Township officials?

I guess our Sheriff department should not have been out with chainsaws around downed power lines helping to clear roads?

Northern Michigan for as long as I can remember has relied on volunteers for a great many things in our communities. Volunteers are a great asset to Northern Michigan and should be recognized as such. Has anyone on this board reached out to thank any of the volunteers who helped residents with the clean up?

You stated, "it has been more than eight months since our new Supervisor Bill Conklin took up office yet Conklin remains as obstructive, secretive, and independent of the Board of Trustees as he possibly can be."

Well now, AIN'T THAT THE POT CALLING THE KETTLE BLACK!

It seems to me that this statement could equally well apply to the rest of our board members.

As I have stated before Mr. Conklin was elected by the majority of voters in this township. It doesn't matter if he narrowly won, he is the supervisor. From what I've witnessed so far the rest of the board shoots him down on everything he suggests without giving any thought to it or having a real conversation. The rest of the board has got to recognize and accept the fact that he is the elected Supervisor. The hostility exhibited by the rest of the board toward Mr. Conklin, from the very beginning, has got to stop if we are to have a fair, impartial, and respectful to all residents, Hayes Township Board.

Sincerely, Shelley Dorgan