

Silver Springs Lake Property Owners Association

10/14/2025 Board of Directors Meeting Minutes

Approved on October 27, 2025

Location: David Lester's House, N9029 East Silver Springs Drive

Attendees: David Lester (President), Nathan Lehner (Vice-President), Bryan Sowatzke (Secretary), Kevin Streetar (Treasurer), and Deborah Hoff (Architectural Committee)

Excused: Raymond Braun (Architectural Committee)

Motion(s) made between Board meetings:

Motion made on 9/23/2025 via email, vote called on 9/29/2025

Motion - 7/15/2025	To approve the Board of Directors Meeting Minutes from the September 8, 2025 meeting.	
First	Bryan Sowatzke	
Second	Kevin Streetar	
Discussion	None	
Vote	Approved	David, Bryan, Ray, Kevin – Yes; Nate and Deb – Not Voted

Call to order: (Dave)

- Meeting called to order at 9:30 AM

President's Report: (Dave)

- Covenant Non-Conformance (CNC) Ledger Reviewed
- CNC Closing Letters Signed and one new CNC Letter signed

Secretary's Report: (Bryan)

- September BOD Meeting Minutes Approved Posted and Emailed
- Board Member Responsibilities Task Matrix and Listing
 - Documents provided to Deb Hoff for update.
 - Electronic documents (.xls & .doc) will be sent to all for review
 - Send comments and modifications to Deb
- Update Covenant and By-Law Change Recommendation Ledger Report
 - Conduct a straw-pole review with members at the Annual Meeting next spring
 - Dave to send his list to Bryan for inclusion in this report

SSL Administration Maintenance: (Dave)

- Entry Signs: Photo Sensors, LED Floods and GFCI Receptacles were replaced 10/7
- Boat Launch Ramp and Driveway Approach Improvements: S&G Excavating
 - Gravel mound at deep end of ramp was leveled (10/6; Warranty work)
 - Access driveway straightened & gravel resurfacing (10/14; \$2,750.00).
- Boat Launch will be re-secured for the winter on November 2, 2025

Treasurer's Report: (Kevin)

- Spending Activity Ledger Report
 - Payments made since last board meeting
 - Alliant Electrical - \$134.39
 - Insurance Company – \$201
 - Endorsement Stamp - \$27
 - Payments to be made this month
 - APM – \$18,000.00
 - Joe Hemmerich - \$500.00
 - USPS Mail box - \$100
 - Go Dadday (website hosting) – \$22.19
 - Alliant Electrical - \$141.09
- Outstanding items:
 - Silver Moon Hatchery - Fish Stocking - \$5K (End Oct / Early Nov)
 - S&G Excavating - Launch Ramp Drive Upgrade (\$2,750.00 – 15Oct25)
 - Aerator Diffuser Cleaning - Aquatic Biologists (\$300.0 – Oct)
- 2026 Draft Budget & Multi-year Budgeted Expense Forecast:
 - Budgets were presented
 - No issues were found
- 2026 Dues:
 - Dues will be raised to \$460 for 2026 (a 15% increase)

Motion 1	To increase dues by 15% to \$460.00, per lot, for 2026.	
First	Dave	
Second	Nate	
Discussion	None	
Vote	Approved	Unanimous

- Repayment of the wages for the Treasurer's position and the Secretaries position.
 - Wages were gifted back to the association for the Treasurer and Secretary positions.

Motion 2	To accept the Treasurers report.	
First	Nate	
Second	Dave	
Discussion	None	
Vote	Approved	Unanimous

Special Events Committee Report: (Nate)

- Executive Summary for website is needed
- Little Book Library - Installed and Invoiced (\$500)
- 2025 Trunk-or Treat on Oakwood – November 1st
- 2025 Christmas Party Date was changed to December 6th
- 2025 Poker Run Report provided for Website & FB Posts 10/15/25
- 2026 Dates for events
 - Annual Association Meeting – May 23, 2026
 - Garage Sale – TBD
 - Boat Parade – July 4, 2026
 - Kids Fishing Jamboree – TBD
 - Poker Run – TBD
 - Trunk or Treat – TBD
 - Christmas Party – TBD

Architectural Committee Report: (Ray and Deb)

- Activity Ledger Report and Summary Reviewed
- 2024/2025 Construction Activity Summary:
 - 2024 = 7/8 Complete; 1 Active
 - 2025 = 10/14 Complete; 4 Active; 1 Pending
- The construction breakdown for all projects:

	Total	New Home	Home Addition	Garage - Attached	Garage - Detached	Other	Still Active	Complete	Pending Approval
2024	8	0	4	1	1	2	1	7	0
2025	15	2	2	2	3	6	4	10	1

Not Talled: Fences, Patios, Walkways, Pergolas, Seawalls & Retaining Walls, Sheds, and Decks

Lake Preservation Committee (LPC) Report: (Dave)

- LPC September Report Posted and E-Mailed
- Inlet Stream Nutrient Testing Program update:
 - The tests for Nitrates and Phosphates have come back in normal ranges
 - We have 4 months of data.
 - Testing will continue for 18-24 Months
- “No Wake” Buoy replacement:
 - Buoys to say “Slow No Wake” on one side and “5 MPH” on the other side.
 - Six Buoys needed: 6 Pairs of Labels
 - Total Cost estimate: \$2,000.00
- Shoreline Maintenance Program (SMP)
 - The Shoreline Maintenance Services will be purchased by lot owners
 - Silver Mist ECO Harvester – Draft Proposal is being reviewed
 - APM Proposal Delivery Date – TBD
- Fish stocking: Silver Moon Hatchery (\$5K; 1,887 x 5-8" Walleye)
 - Water temperature will be right for stocking by end-Oct/early-Nov

Lake Preservation Committee (LPC) Report: continued (Dave)

- APM Weed Harvesting Program:
 - 2024 Harvest Summary:
 - June harvest = 5350 cubic feet
 - August harvest = 5845 cubic feet
 - October harvest = 10750 cubic feet
 - 2025 Harvest Summary:
 - June harvest = 2110 cubic feet
 - August harvest = 6930 cubic feet
 - October harvest = 11690 cubic feet
 - A chart/graphic analysis of the weed harvesting programs for 2024 and 2025 were reviewed.
 - This analysis will be included in the report shared with the Association Members at the Annual Meeting next spring.
 - 2026 APM Schedule and Costs:
 - First cutting stay at 40hrs
 - Second and third cuttings: 56hrs
 - Requesting early June, Mid-July, and end-August cutting schedule:
 - Price Estimate: \$50,500.00 (2025 Spend: \$47,000.00)

Website Updates (Dave)

- “Special Events and Announcements” Page - prototype reviewed (Peter Zopf)
- "Frequently Asked Questions" (FAQ) Page - prototype forthcoming (Peter Zopf)
- Historical Video Documenting the (Spring-2024) Boat Launch and Pier Construction Project is being produced (Nate Lehner)
- Videos and Photos of 2026 Aquatic Plant Management (APM) Weed Harvesting and DASH Operators will be posted (Peter Zopf)
- Additional Photos of 2024 and 2023 Boat Parade will be posted (Peter Zopf)

New Business: (Bryan)

- Next meeting: Tuesday November 11th, 9:00 AM, Dave Lester’s House

Motion 3	To adjourn the meeting.	
First	Dave	
Second	Nate	
Discussion	None	
Vote	Approved	Unanimous

Meeting Adjourned at 11:45 AM

Respectfully submitted,

Bryan Sowatzke
Secretary