

# Silver Springs Lake Property Owners Association

## 6/24/2025 Board of Directors Meeting Minutes

July 1, 2025

Location: David Lester's House, N9029 East Silver Springs Drive, 9:10 AM Call to order

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

### **Time sensitive motion made on 5/20/2025 via email.**

Motion - 5/20/2025	To appoint Deborah Hoff, to fill the Board Vacancy created by Tom Joseph's Resignation, for the remaining two-years of his elective-service-term.	
First	David Lester	
Second	Bryan Sowatzke	
Discussion	None	
Vote	Approved	David Lester, Nathan Lehner, Bryan Sowatzke, Kevin Streetar - Yes

### **Meeting:**

#### **Approval of Minutes from the May 19, 2025 Board Meeting:**

Motion 1	Approve minutes from the April 19, 2025 Board Meeting.	
First	Ray	
Second	Kevin	
Discussion	None	
Vote	Approved	Unanimous

### **Presidents Report: (Dave)**

- Board of Directors picture was taken and will be uploaded to the website
- In Wisconsin, all boats must have a current DNR Registration
- ATVs must follow all rules of the road, must be DNR Registered, and must be insured.
- Golf carts must be registered and insured to operate on the roads in Neshkoro Township.
- Motioned-activities from the Annual Meeting were reviewed in the June Association Newsletter
- Website – Updates and Notifications
  - A new "Announcements Page" will be added to highlight Event and/or Website additions. Links will take readers to the new posts within the website, or to outside articles.
  - The official Covenant and By-Law document, filed with Marquette County has been posted
  - A new "Covenant Compliance Guide for new Construction", Construction Form, Area, Perspective and Elevation Map Forms (and samples of each type) have been posted.
  - Links to Videos which helps boaters understand the meaning of "No Wake Speed" and which explain different aspects of Boating Safety are being posted to the Association Website's "Lake History Videos" Page.

- Property Owner Directories showing Lot Owner Name(s), Lot Numbers, and Street Addresses, will be posted to the website as two (2) non-password protected .pdf files. The information is sorted by Lot Number and Alphabetically. If more personal contact information is needed, the following Protocol will be followed to obtain it:
  - Lot Owners can request detailed contact information for other Lot Owners, from any Board Member. (See Board Member Contact Information on the Website.)
  - A Board Member will advise the second party, provide the requesting party's contact information, and allow them to provide their personal contact information to the requesting party directly (or not).
- Pictures and Videos from last year's Dash and Weed Harvesting Program are being posted
- Pictures and Videos of the boat launch and pier renovation last spring are being posted
- A Best Practices Article for "Aquatic Weed Identification and Control", written by Terry Klaves, has been posted to the website. Several more articles are planned, to serve as Lake Preservation and Shoreline Maintenance Program resources.
- The 'Local Service Providers' page will become a 'FAQ' (Frequently Asked Questions) Page. Additions to this page (or unanswered questions) can be sent to the Association by E-Mail.
- Board Members inspecting boats, when opening the boat launch, will follow a Protocol:
  - The identity of Lot Owners who are launching their boat will be verified
  - Visitor's boats are not allowed on Silver Springs Lake (Covenant XVIII))
  - Boats and trailers with weeds, algae, or Zebra mussels on them will not be launched
  - Boats must display (3 Inch minimum height) Lot numbers, with contrasting colors, on both rear side-quarters, preferably below canvas-level (Covenant XIX)
  - Numbers are available to Members for free (from the locked mailbox at the boat launch)
- A DNR Goose Round-up was not needed this year. Partial funding is in place for 2026 and 2027
- The 2026 Annual Meeting-site reservation at the Community Center has been made
- Mail suggested changes to the Protective Covenants to [info@silverspringsneshkoro.com](mailto:info@silverspringsneshkoro.com). They will be discussed by the Lake Board and filed for future (timely) change consideration.
- An annual Calendar of Required Board Activities, i.e. the Fish Farm License Registration, will be maintained jointly by the Association Secretary and Treasurer
- Covenant and By-Law non-Conformance Notifications and subsequent enforcement activities will be previewed and authorized by a quorum of the Board Members
- Multiple non-compliance issues are currently being considered

**Secretary's Report: (Bryan)**

- The DRAFT Annual Meeting Minutes were pre-approved by the Lake Board for posting to the website

Motion 2	To approve the DRAFT Annual Meeting Minutes for posting on the website.	
First	Dave	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

- The Association Secretary and Treasurer compensation increase to \$750.00, approved by the board last May, was rescinded. These Board Officer pay rates were reverted to \$500.00, after a discovery that significant legal-reporting requirements come into play for Association Board Members receiving annual pay greater than \$600.00, (see motion below)

Motion 3	To return the compensation for the Treasurer and the Secretary to \$500 per year.	
First	Bryan	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

### **Treasurer's Report: (Kevin)**

- The Treasurer's Report and activity updates were reviewed
  - Sign electric payments have been made
  - Payment for Legal Services, have been made to Tom Lorensen's firm
  - Nate was given a check to pay for Trudy's Service Award
- The Association dues Payment Status was reviewed:
  - 97% of Dues Payments have been made
  - 7 Lot Owners are outstanding; reminders have been mailed.
  - Late fees will be applied if their dues are not paid by August.

Motion 4	To approve the Treasurer's report.	
First	Dave	
Second	Nate	
Discussion	None	
Vote	Approved	Unanimous

- Little Book (Free) Library (Depository): Kathy Walker advises that the cost to purchase a replacement on-line would be around \$500.00. We are looking for a volunteer to repair or replace it for a lower cost. If this is not possible, the Board has conditionally approved the \$500.00 replacement option.

Motion 5	To approve up to \$500 for the replacement of the Little Book (Free) Library (Depository) if Joe did not want to repair or replace one for us for this amount.	
First	Dave	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

### **Special Events Committee (SEC) Update: (Nate)**

- Posting the complete SEC Meeting Minutes on the website was discussed. Nate will write an Executive Summary from the SEC Meeting Minutes for posting to the Association Website

### **Architectural Committee Report: (Ray)**

- One new Construction Request Form was reviewed. The construction plans for a new garage on Lot 197, were recommended by the Architectural Committee for Board approval .

Motion 6	To approve the Construction plans for Lot 197 for a new garage.	
First	Ray	
Second	Dave	
Discussion	None	
Vote	Approved	Unanimous

## Lake Preservation Committee (LPC) Update Report: (Dave)

- Aquatic Plant Management (APM) – 2025 Weed Harvesting Program:
  - The Association is contracted with APM for three (3) 40-Hour Harvesting Campaigns
  - During the week of June 16<sup>th</sup>, 2110 Cubic Feet of weeds were removed during the 40-hour harvesting campaign. This equates to 78 Cubic Yards or 2.7 Truckloads of biomass.
  - 4 Navigation Lane passes were made, followed by selective dense weed bed removal
  - APM was unable to harvest all of the mapped weed beds within the allotted 40 Hours
  - The LPC is mapping areas that APM did not harvest and will recommend increasing the harvesting time for the initial weed cut in 2026 to 60 Hours.
  - Association budgeting and funding for this Weed Harvesting Program Activity increase, will require approval before the 2026 Annual Meeting
- Equipment and Reagents are being Purchased to initiate an Inlet Water Testing Program. Phosphorous and Nitrogen levels will be studied to determine if they are excessive. If warranted, nutrient sequestering bags might be placed in the inlet stream and swapped out periodically, to lessen the amount of nutrients entering our lake. The testing program cost has been budgeted.
- Shoreline Maintenance Program (SMP) Introduction
  - The lake has been divided conceptually into eleven (11) sections for this program
  - Ideally, 1-2 volunteer 'Lake Conservators' will be recruited from each section
  - The Lake Conservators will promote and coordinate any number or type of Shoreline Maintenance Programs (SMP) for residents within each section and assist the LPC with weed bed mapping.
- Hockney Servicing for the Lakeshore Maintenance Program
  - The Association's Hockney Weed Cutter, now re-fitted as a large mechanical bottom-rake, will be put back into service and evaluated for shoreline muck and weed raking.
  - The Hockney must float and show efficacy for raking weeds and muck away from the shoreline out toward the Navigation Lane, before it is fully commissioned for this program.
  - The Cost estimate for Supplies, Equipment, Insurance, and Registration is \$1,700.00

Motion 7	To approve the expenditure, not to exceed \$1,700.00, to get the Hockney and Trailer ready for use for Shoreline Maintenance this year, 2025.	
First	Dave	
Second	Nate	
Discussion	This is a conditional approval based on the Hockney floating and a pilot study completed.	
Vote	Approved	One Board Member abstained

- A larger lake dredging project at our lake water inlet, to remove one acre of weeds and muck at 12" to 18" thickness, has been estimated to cost \$250,000. Due to financial constraints, such a program would not be considered by the Lake Preservation Committee or the Board Members until 2030, at soonest. APM has stated that Smaller Dredging Service Programs cost around \$15,000.00 per day.
- Other equipment including Aqua-thrusters and small hydraulic dredging hoses will be considered for use in the Shoreline Maintenance Program.
- Aquatic Plant Management (APM) will provide quotes to individual residents or groups for multi-day custom shoreline maintenance programs. APM is conceptually 'open' to consider operating our (Hockney or other) equipment as part of their contracted Shoreline Maintenance Services.

Motion 8	To adjourn.	
First	Kevin	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Meeting Adjourned at 11:19

Next Meeting: July 15<sup>th</sup> at 9:00 AM

Location: David Lester's House

Address: N9029 East Silver Springs Drive

Respectfully submitted,  
 Bryan Sowatzke  
 Secretary