

Silver Springs Lake Property Owners Association

Board of Director's Meeting Minutes

August 10, 2026

Location: Bryan Sowatzke's House
Address: N9037 East Silver Springs Drive
Date: Monday, August 10, 2026
Time: 4:00 PM

Motion(s) made between Board meetings:

Motion made: 6/20/2026; Motion called: 6/28/2026

Motion	I make the motion to accept the following changes to the Covenants: 1 - Covenants Section XXV (B) (1.) Return this section back to the 2018 wording. <u>Reason:</u> Section wording update was not voted on in 2024. 2 - Area of Application II, Second Paragraph. Remove the wording, "However, the granting of a variance by the County of Marquette or the Town of Neshkoro shall not serve to override these Protective Covenants." <u>Reason:</u> Addition of this wording failed to achieve the votes for inclusion in the Covenants in 2024. 3 - To take the changes listed above to the attorney for official processing and signing.	
First	Bryan	
Second	Kevin	
Discussion	None	
Vote	Majority - Yes	Bryan, David, Dave, Kevin, Neil = Yes; Deb = Not Voted

Call to order: 4:03 PM (Bryan)

Secretary's Report: (David)

- July BOD Meeting Minutes: Bryan will consider comments provided via email by Neil and distribute an updated document for Board consideration and approval.

Treasurer's Report: (Kevin)

- The 2026 Budget was reviewed:
 - o \$5,520 Annual Dues Payments
 - o \$26.68 Interest income
- Payments made since last board meeting were reviewed
 - o \$140 Neshkoro Fire Department 7/13/26 (received \$140 check from Debbie Smith from golf outing 50/50 raffle, I wrote \$140 check from SSL POA account to fire department so check came from the POA and not directly from Debbie)
 - o \$900 Sentry Workman's Comp insurance:
 - o \$578 Liability Insurance
 - o \$147.51 Alliant 7/27/26
 - o \$250 Shirley LaShay - Xmas dinner
 - o \$850 Jaeger Storage
 - o \$40.99 to Neil for sign repair
 - o \$106.48 Dollar General - Ray Braun gift card and thx card
 - o \$82.07 Amazon misc. maintenance items

- o \$316.48 Amazon - two lake rakes to assist with weed harvesting
- Payments to be made this month
 - o \$161.56 Alliant 8/25/26
 - o \$29,000 (approximately) for latest round of weed harvesting
- 2026 Dues Payments received and Remaining Outstanding Dues were reviewed:
 - o Dues receipts are at 99%
 - o Final outstanding Dues Notices (3) will be sent out on October 1st, 2026
- The Multi-year Income & Expense Forecast was reviewed: No changes

SSL Events Committee Report: (SSL EC - Deborah Smith)

- Meeting Minutes from 7/28/2026 were presented and reviewed by Lake Board liaison, Deb Hoff.
- Boat Parade: The 1st Place \$100 prize was awarded to Lot 39 (Heldt's) 'The Eagle'; the 2nd Place \$50 prize went to Lot 38 (Miller's) 'Toy Story'; and the 3rd Place \$25 prize was given to Lot 129 (Multerer's) 'Aladdin'! The theme for the 2027 Boat Parade is "Outer Space," and it will begin at 1 PM in Mint Bay (every year, moving it to the next bay). Trudy will lead, collect votes, and distribute prizes again next year!
- The Kids Fishing Jamboree is on for Sunday, September 6th! See the Event Flier on the SSL Association Website! Big thank-you to Heidi Sehmer for volunteering to be the Event Coordinator and to our six property owners on Mint Bay for again volunteering their shorelines for use by our young anglers!
- The Pontoon Boat Poker Run coordinators are still looking for volunteers for stops on Mint Bay!

Architectural Committee Report: (Deb)

- Construction Activity Ledger Report - Update provided by Deb Hoff
- Two completed Construction Plans were submitted for filing (lots 153 & 56)
- We have seven (7) active projects at this time. Two projects are on-hold.
- 12 Projects initiated in 2025 have been completed. None yet for 2026.
- No new construction applications were submitted for Review and Approval

Lake Preservation Committee (LPC) Report: (David)

- 2026 APM Weed Harvesting Program report:
 - o Campaign Schedule:
 - 25.5 Hours: June 8th-12th
 - 70.5 Hours: July 28th-August 4th
 - 56 Hrs. - September 14th-18th
 - o The LPC's August Report, providing APM's second weed harvesting campaign and our year-to-date weed harvesting program status will be posted to the website after review and approval by the Lake Board.
- A nine (9) page Chara Bog Removal Service Option Report (reference document) was prepared by the LPC and submitted to the Lake Board for review and consideration. Bryan will prepare a summary table-document for review at the next BOD Meeting.

President's Report: (Bryan)

- Covenants and By-Laws update
 - o Red-lined documents and the justification letter have been drafted.

- o Board President-Bryan, Treasurer-Kevin and VP-Neil will schedule and attend a meeting with the attorney Tom Lorensen
- Water Level Indicator - documenting record high and low water levels:
 - o Trudy Kamps recommended placing high-water marker somewhere near the boat launch pier, to mimic a cement wall used in the past to record record-high water marks. (People were disappointed when the cement wall was removed.)
 - o The Lake Board discussed (and tabled) this proposal several times over a three-month period. We are unable to find a suitable (and inexpensive) means to do this, given the physical construction of our pier (round legs). Whatever might work would be destroyed by winter ice. The Lake Board will not be considering this project any further.

Administration and Maintenance:

Grass around the E Silver Springs Drive entry sign has been mowed by the lot owner.

Website Updates

- “Frequently Asked Questions” (FAQ) page. (“Who can I contact to _____?”)
For more than a year, there has been a proposal to convert our out-of-date “Service Provider” web page into an up-to-date “FAQ’s Page”. A volunteer is needed to create the Q&A text and to gather updated information from our local service providers.

The latest effort was to enlist the help of our SSL-EC (Events Committee) members, who respectfully declined, citing their already-full Work agendas, also noting that this is not a community event.

However, at this meeting the BOD’s SSL-EC Liaison, Deb Hoff, volunteered to take this project on over the coming winter months. THANKS DEB!

New Business:

- Next meeting date, time and location (Second Monday of each month)
 - o Mondays at 4:00 PM
 - o September 14th, 2026
 - o October 12th, 2026

Meeting adjourned at 5:45 PM.

Respectfully submitted,

David Lester
Secretary