

DRAFT

Silver Springs Lake Property Owners Annual Meeting May 24, 2025

Board Members present: David Lester (President); Nathan Lehner (Vice President); Cheryl Mekschun (Secretary); Bryan Sowatzke (Secretary) and Deborah Hoff

Property Owners Present: 70 property owners were in attendance.

Call to Order:

Meeting was called to order at 9:04 AM by Board Vice President Nathan Lehner

Meeting was opened with the Pledge of Allegiance lead by Nathan Lehner.

Vice President's Report:

Nathan Lehner presented the Vice President's Report. (Report information is captured in the meeting presentation titled: 2025 Ann Mtng Prz Pbhc – posted on silverspringsneshkoro.com)

- A Service Recognition Plaque was presented to Trudy Kemps. It will be permanently affixed to the rock by the landing.

New Board and Officer Introductions:

New Board members welcomed: Kevin Streetar, Bryan Sowatzke and Deborah Hoff

Outgoing members: Cheryl Mekschun and Tom Joseph

Outgoing members were thanked for their service by Nathan Lehner.

Motion 1	To open the meeting.	
First	Lot #117	
Second	Lot #141	
Discussion	No discussion	
Vote	Approved	Unanimous

Secretary's Report: (Minutes are on the Silver Springs Lake web site as DRAFT)

Cheryl Mekschun authored the meeting minutes from May 25, 2024.

Motion 2	To approve the minutes of the May 25, 2024 Annual meeting.	
First	Lot #32	
Second	Lot #130	
Discussion	No discussion	
Vote	Approved	Unanimous

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Treasurer's Report: (Handouts were given to property owners upon arrival to the meeting.)

Dave Lester presented the Balance Sheet and Profit Loss Statement to all members in attendance.

The 3-year budget projection was also presented.

The annual audit was completed by: Kay Castillo Lot# 169 and Joyce Jaeger Lot# 96

Motion 3	To approve the Treasurer's report.	
First	Lot #89	
Second	Lot #37	
Discussion	<ul style="list-style-type: none"> Lot #24 - With the substantial increase in 2027, what are the expenses driving this increase? <p>NOTE: Continuation to the Lake Preservation part of the presentation and then we will come back to the open Motion #3 as this presentation will answer the concerns presented.</p> <ul style="list-style-type: none"> Lot #215 - Can we get the information before the meeting Lot #41 - Signs – What is happening with them? Lot #24 - No chemical treatments in 2024 is good, DASH includes chemical treatments. Previous years chemicals used were banned in the EU. Lot #134 Budget forecast shows increases. If we approve the forecast, are we also approving these budget increases? 	
Vote	Approved	Unanimous

Motion 4	To be informed of the chemical herbicides used on the lake and gain approval via email before usage.	
First	Lot #24	
Second	Lot #63	
Discussion	<p>Terry does this already by sending out an e-mail Nate – we have done this in the past. Lot #171 – Are the chemicals time sensitive? Can this delay application? Lot #28 – Refer the motion to committee Lot #30 - All the people need to vote before the chemicals are approved for usage? Lot #200 - Do we have a quorum? No</p>	
Vote	Not Approved by the majority of lot owners	An advisory notice will be sent to all lot owners by the Lake Preservation Committee before chemical herbicides are used on the lake.

Lake Preservation Committee Report: (Report was displayed on the screen during the meeting)

David Lester presented Lake Preservation Report.

- Only 20% of the lake total surface area was harvested of weeds in 2024.
- Mechanical harvesting is the only remediation for the weeds proposed for 2025
- Lake conservator program was introduced

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Architectural Committee Report: (Report was displayed on the screen during the meeting)

David Lester presented the Architectural Committee report.

- New forms presented
- All on website

Social Event Committee Report: (Report was displayed on the screen during the meeting)

Nathan Lehner presented the Social Committee report.

- Extra event magnets were available on the table by the entrance to the meeting.
- Poker Run date: August 23rd or September 6th? September 6th was chosen by a show of hands. Updates will be sent out by the Social Events Committee indicating this date for the Poker Run.
- Kathy Walker is the welcoming committee for new residences on the lake.
 - Please help us identify the new property owners
 - Kevin Streetar (Treasurer) and Kathy need this information
 - The Little Book library/Depository Box will be replaced.

Closing Comments: (Closing Comments were displayed on the screen during the meeting)

- 80% of all funds go to lake preservation
- The contractors who service our lake have complemented on the beauty of our lake and the property owners on how well the lake and lake properties are maintained.
- We need to get our cash reserves back to the \$100K to \$150K level where it was.
- The Lake Conservator's program will help with managing the lake.
- Lot #134 – Would like to make a motion. Covenants – allow for salary votes at the annual meeting.
 - Article IV, Section 4 states the following: *No director shall receive compensation for any service he/she may render to the Association. However, any director may be reimbursed for his/her actual expenses incurred in the performance of his/her duties, with the exception that the Secretary and Treasurer shall be paid an amount voted on by the membership at the Annual meeting.*

Motion 5	To set the salary for Treasurer and Secretary at \$0 for this year.	
First	Lot #134	
Second	Lot #63	
Discussion	Nate – More work for the positions, keep the salary for accountability Dave – Backs up what Nate stated. Lot #215 – As a past secretary was shocked to receive payment, and support the motion. Lot #63 – If we don't pay a wage, do we have to pay workman's comp? Lot #24 – Check to see how this is structured as to compensation over a certain amount. Lot #56 – How did the maintenance get in there, The drainage is a town issue Lot #138 – Tod does not live on the lake anymore, he always took my pontoon in and out of the lake	
Vote	Not Approved	Majority Vote

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Closing Comments Continued:

- Lot# - Boat ramp maintenance what is being done.
- Dome bay had a guy that set up 21 tip-ups, what can we do about it? A: Since we are a fish farm there is not much we can do, but we are to be in compliance with the state regulations and laws.

Motion 6	To adjourn the meeting.	
First	Lot #137	
Second	Lot #138	
Discussion	No discussion	
Vote	Approved	Unanimous (CNV)

Meeting was adjourned at 10:33 AM

Respectfully Submitted
Bryan Sowatzke
Secretary



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