

Silver Springs Lake Property Owners Association

7/15/2025 Board of Directors Meeting Minutes

Approved on July 23, 2025

Location: David Lester's House, N9029 East Silver Springs Drive 9:05 AM Call to order

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

Excused: Nathan Lehner (Vice-President)

Motions made between Board meetings:

Time sensitive motion made on 7/1/2025 via email.

Motion - 7/1/2025	To approve the Board of Directors Meeting Minutes from the June 24, 2025 meeting.	
First	Bryan Sowatzke	
Second	Kevin Streetar	
Discussion	None	
Vote	Approved	David, Nate, Ray, Bryan, Deb, Kevin - Yes

Call to Order: (Dave)

Presidents Report: (Dave)

- Covenant Non-Conformance Enforcement (Board)
- Covenant non-compliance notification letter review

Motion 1	To enter into Executive Session.	
First	Bryan	
Second	Kevin	
Discussion	None	
Vote	Approved	Unanimous

Motion 2	To come out of Executive Session.	
First	Dave	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Summary of what transpired during Executive Session:

Approximately 30 boat Lot Numbering Non-Compliance Notifications, and an additional approximately 25 "more-substantial" Covenant Non-Compliance Notifications were discussed. These relate to Non-Compliant Seawalls, Storage Buildings, Deck Setbacks, Fence Setbacks, Property Maintenance, Offensive Exterior Flood Lighting, and more.

Secretary's Report: (Bryan)

- Minutes approved from 6/24/2025 meeting on July 1, 2025

- Current Activities:
 - Setting up the record folders, non-conformance folders and delinquent dues record folders.
 - Inventory of all envelope types have been made and updated.
 - Ensuring agendas are current and that minutes are completed within expected time periods.
 - Historical records are all in order

Treasurer's Report: (Kevin)

- Budget Overview was discussed.
- Spending Activity Ledger Report:
 - Payments made since last board meeting
 - Hackney Lubricants and filters (\$357.82)
 - Inlet H2O Test reagents and Instructions (\$154.21)
 - Boat Parade awards (\$175)
 - Monthly ongoing electrical expenses:
 - Aerators (\$247.41)
 - Sign Electric (\$200)
- Collection Letter update:
 - We have 3 lots that still owe Association dues.
 - Letters will be sent out to these 3 lots that are delinquent.
 - Kevin will make phone calls to ensure the lot owners received the notifications.
- Balance Sheet was reviewed

Motion 3	To approve the Treasurer's report.	
First	Bryan	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Special Events Committee (SEC) Update:

- Kathy was given a copy of the Master List of property owners to help with her new member welcome activities.
- Little Book (Free) Library (Depository)
 - Joe Hemrick has agreed to build a new library.
 - We need a written cost estimate from Joe.
- Executive Summary of Special Events Committee Meeting Minutes is still needed for posting on the website.
- Boat Parade Recap
 - Nate – Will need to update the website with pictures

Architectural Committee Report: (Ray)

- Activity Ledger Reports were reviewed (2024 and 2025)
- 2 Construction forms were updated for clarity for the users. The forms updated were the Construction Approval Form and Perspective Drawing Form.
- New construction requests for review:
 - Lot 2 – Gazebo was approved
 - Lot 101 – Did not have all the information and views needed for approval. Ray will reach back out for more information.
 - A few pending garages are in the works, but none of these requests had all the information submitted for Board review.

Lake Preservation Committee (LPC) Report: (Dave)

- Inlet Stream (Phosphate and Nitrate) Nutrient Testing Program has been purchased.
 - The testing will start soon.
 - We need to get a baseline reading of what is coming into our lake through the inlet.
- Shoreline Maintenance Program (SMP) Report
 - The Hockney hull was pressure tested and no leaks were noted. It floats.
 - Hockney performance evaluation will take place on July 17th.
 - SMP Conservators will be recruited after the Hockney is proven to be effective for near-shore weed and muck removal.
- Weed cutting:
 - The next cutting dates are the weeks of July 28th and October 20th.
 - Each cutting will be for 40 hours.

SSL Administration Maintenance:

- Entry Signs: Relocation Project Consideration
 - The consensus of the Board is to trim the trees around the signs so the branches do not block the signs.
 - The Board is looking to change the sign lighting to shine down on the signs versus shining up like they are now. The lighting also should be updated to LEDS.
 - We will get (2) bids from electrical contractors
 - The county setback for the signs is 75' from the centerline of the county road and 63' from a town road.
- East Silver Springs Drive Ditch Maintenance Discussion
 - The grass was cut along East Silver Springs Drive in the ditches on both sides of the road.

Website:

- The Lake Directories are now posted on the website as PDFs:
 - 2 different sorts with limited information are available.
 - No password is needed to open the files
- Special Events Committee Executive Summary for Website Posting is still needed.
- Website Announcements and FAQ Pages
 - Add an Announcements Section (with links) to the homepage
 - Convert the local services page to a FAQs page

- Reorganizing the page for better user experience
- Website Boating Safety and No-Wake Video is posted to website.
- Boat Launch and Pier Construction Video Posting (on SSD card)
 - Nate is working on a finished product for website posting.
- Lake Weed Harvesting and Dash Video & Photos (on SSD card)
 - Dave will get this information to Peter for posting on the website.

New Business:

Next Meeting: Tuesday August 12, 2025; 9:00 AM

Location: David Lester's House

Address: N9029 East Silver Springs Drive

Motion 14	To adjourn.	
First	Kevin	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Meeting Adjourned at 12:07 PM

Respectfully submitted,
Bryan Sowatzke
Secretary