

Silver Springs Lake Property Owners Association

8/12/2025 Board of Directors Meeting Minutes

Approved on September 8, 2025

Location: David Lester's House, N9029 East Silver Springs Drive 9:19 AM Call to order

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

Excused: None

Call to Order: (Dave)

Motions made between Board meetings:

Time sensitive motion made on 7/23/2025 via email.

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

Presidents Report: (Dave)

- Covenant Non-Conformance Event Ledger
 - The ledger was reviewed
 - Open items are items that have not been addressed
 - Closed items have been addressed by the lot owners
 - Covenant Non-Conformance Review Notification letter was reviewed
 - The majority of the non-conformance's are a documentation effort as most have been around for a long time.
 - 13 non-conformances have been closed
 - Additional information is being requested or needed for the remainder of the non-conformances.
 - The Board is looking into a cloud drive to save all documents to.

Secretary's Report: (Bryan)

- Minutes approved from 7/15/2025 meeting on July 23, 2025
- Current Activities:
 - Setting up the record folders, non-conformance folders and delinquent dues record folders.

Treasurer's Report: (Kevin)

- Budget Overview was discussed.
- Spending Activity Ledger Report:
 - Payments made since last board meeting
 - Monthly ongoing electrical expenses:
 - Alliant (\$125.87)
- Collection Letter update:
 - We have 1 lot that still owes Association dues.
- Balance Sheet was reviewed
 - APM invoice for the last weed harvesting has not been received.
 - When the invoice is received it will be paid

Motion 1	To approve the Treasurer's report.	
First	Bryan	
Second	Deb	
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 Hemmerick has rebuild the little book library.
 - Board Budgeted \$500.00

Architectural Committee Report: (Ray and Deb)

- Activity Ledger Reports were reviewed (2024 and 2025)
- 3 new forms to review

Lake Preservation Committee (LPC) Report: (Dave)

- Inlet Stream (Phosphate and Nitrate) Nutrient Testing Program has been purchased.
 - The testing started this month.
 - We are establishing a baseline and will share this with the biologists.
- Shoreline Maintenance Program (SMP) Report
 - Hockney performance evaluation failed on July 17th.
 - The rake did not do anything at all
 - The Hockney will be sold
 - SMP Conservators:
 - SMP Conservators will not happen at this time.
 - SMP Conservator's program was based on the Hockney working as envisioned.
 - Weed cutting:
 - APM is on site today to go over what was done, and what is needed going forward for planning for the remainder of the year and next year.
 - APM added 8 hours to the July scheduled harvesting in 2025.

- This will increase costs by \$2,500.00
- APM to add 16 hours to the October scheduled harvesting in 2025.
 - This will increase costs by \$5,000.00
- Budget Line-Item Changes to cover increased costs:
 - Lake Management Program, New Projects = \$2,000.00 move to Weed Harvesting
 - Lake Management Program 'DASH and Chemical Treatments' = \$5,000 move to Weed Harvesting.
- Dredging
 - We are gathering information on this process.
 - Looking to use the dredging process near the inlet.
- Water thrusters:
 - Terry has tried one and it worked to clean up the beach.
 - Terry is working on a video for the water thruster operation.

SSL Administration Maintenance:

- Entry Sign Relocation Project Consideration
 - Tree trimming will happen this month
 - Bids for electrical sign work for new lights that shine "top down" on the signs are being looked into.
- Peter Zopf will renovate the Lake Association Website "Home" page to accommodate an "Announcements" section, and re-formulate the Association Website "Services" page to become a "Frequently Asked Questions" (FAQ) page
- Nate Lehner is producing a historical (Spring-2024) Lake Association Boat Launch and Pier Installation Video, which will be posted to the Association Website. He is using drone video footage and photographs taken during construction
- David Lester will provide video footage of Aquatic Plant Management (APM) Weed Harvesting and still photographs of APM's DASH Boat Operators on the Lake Association Website

New Business:

Next Meeting: Tuesday September 9, 2025; 9:00 AM

Location: David Lester's House

Address: N9029 East Silver Springs Drive

Motion 2	To adjourn.	
First	Kevin	
Second	Deb	
Discussion	None	
Vote	Approved	Unanimous

Meeting Adjourned at 12:41 PM

Respectfully submitted,
Bryan Sowatzke
Secretary