

2025 Annual Meeting Agenda

- President's Report (Nate)
- Secretary's Report (Cheryl)
- Treasurer's Report (Dave)
- Architectural Committee Report (Dave)
- Lake Preservation Program Report (Dave)
- Social Event Committee Report (Nate)
- Closing Comments (Dave)

This Presentation has been Modified

The presentation to members of the Silver Springs Lake Property Association on Saturday May 24th, 2025 contained personal information and financial details, including expenditure history, Treasurer's Reports, Budgetary Spending Forecasts and Construction Project History.

As President, I have removed sensitive information from this Public version of that Presentation, for posting on our Association Website.

This information was available to all meeting attendees, who had the opportunity to take pre-printed copies of financial reports and who were invited to take pictures of the Presentation slides.

The original information may be obtained by sending an e-Mail to:
Info@SilverSpringsNeshkoro.com

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Presidents Report

- **2024 Accomplishments:**
 - **Today's Presenters**
 - **New Board Members**
 - **2025 Officer Nominations**
 - **Covenant & By-Law Status**
 - **New Social Event Committee**
 - **New Lake Conservator Program**

Board Elections:

- **Board Member Election Results**
 - Kevin Streetar (118 Votes)
 - Bryan Sowatzke (101 Votes)
 - Deborah Hoff (81 Votes / 2 Years)
- **2025 Officer Appointments**
 - President – David Lester
 - Vice President – Nate Lehner
 - Treasurer – Kevin Streetar
 - Secretary – Bryan Sowatzke

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Secretary's Report

- Board Meeting Minutes
(posted on the Association Website)
www.SilverSpringsNeshkoro.com
- Treasurer's Financial Reports Copies
(Copies on website and at check-in desk)
 - 2024 Final Treasurer's Report
 - 2025 Budget Report
 - 2023-2028 Multi-year Budget
- 2024 Annual Meeting Minute Approval

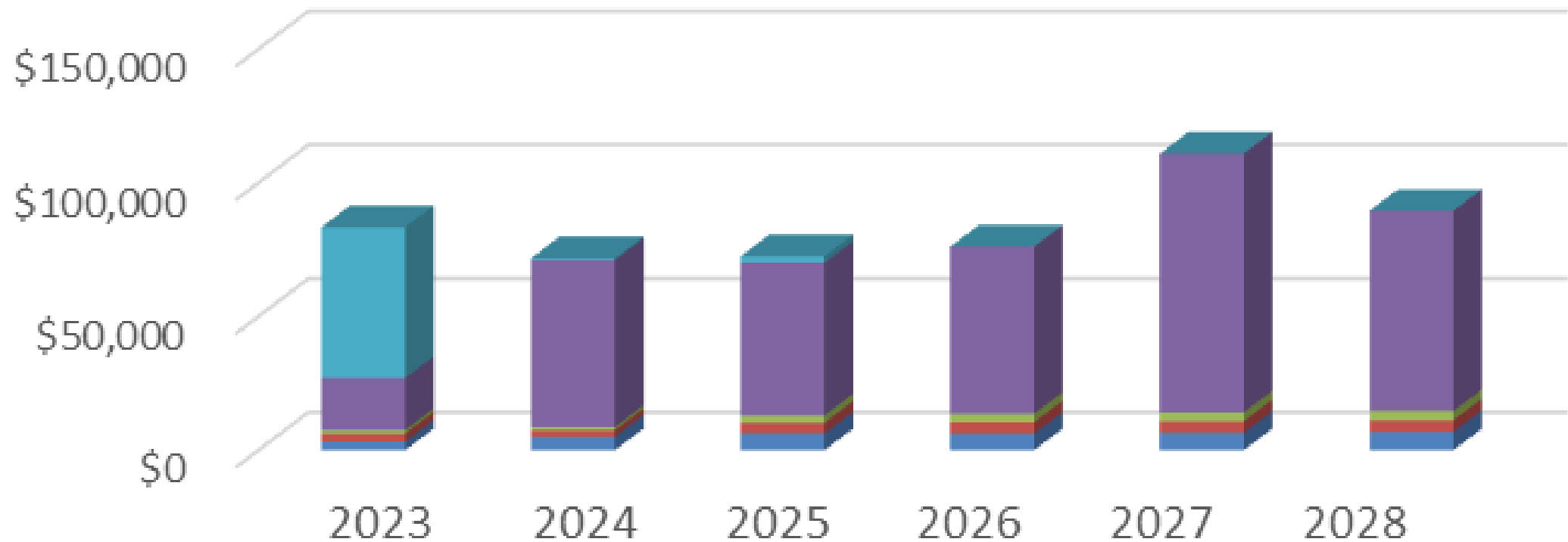
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Treasurer's Report

- **2024 Budget Forecast vs. Actual
(May 2024 - April 2025)**
- **2025 Budget Forecast (May 2025)**
- **2025-2028 Expenditure Forecast**

SSL POA Expenditure Forecast



■ General Administration Total

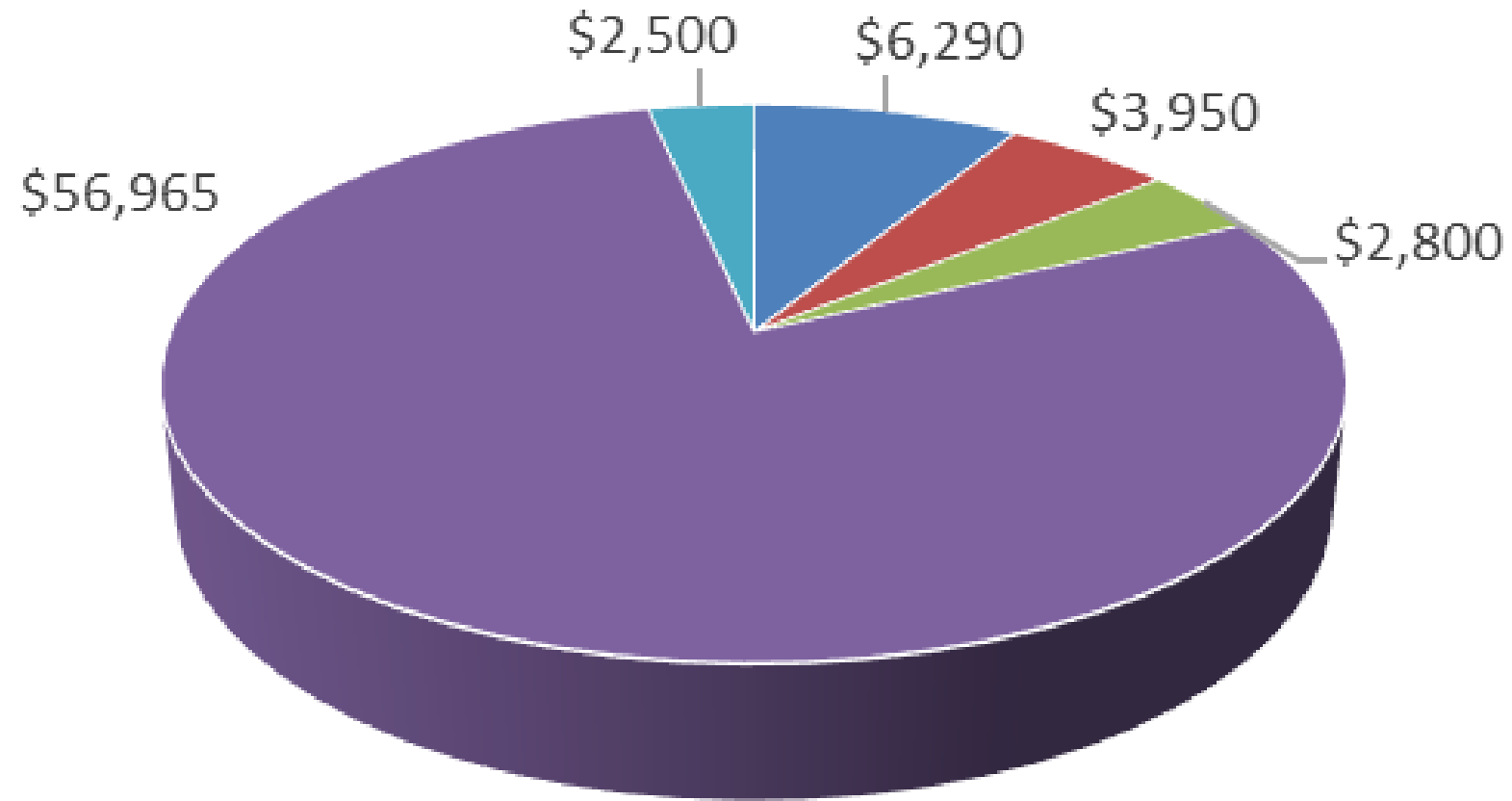
■ Maintenance Total

■ Community Events Total

■ Lake Preservation Program Total

■ Capital Investment Total

2025 Budget



■ General Administration Total

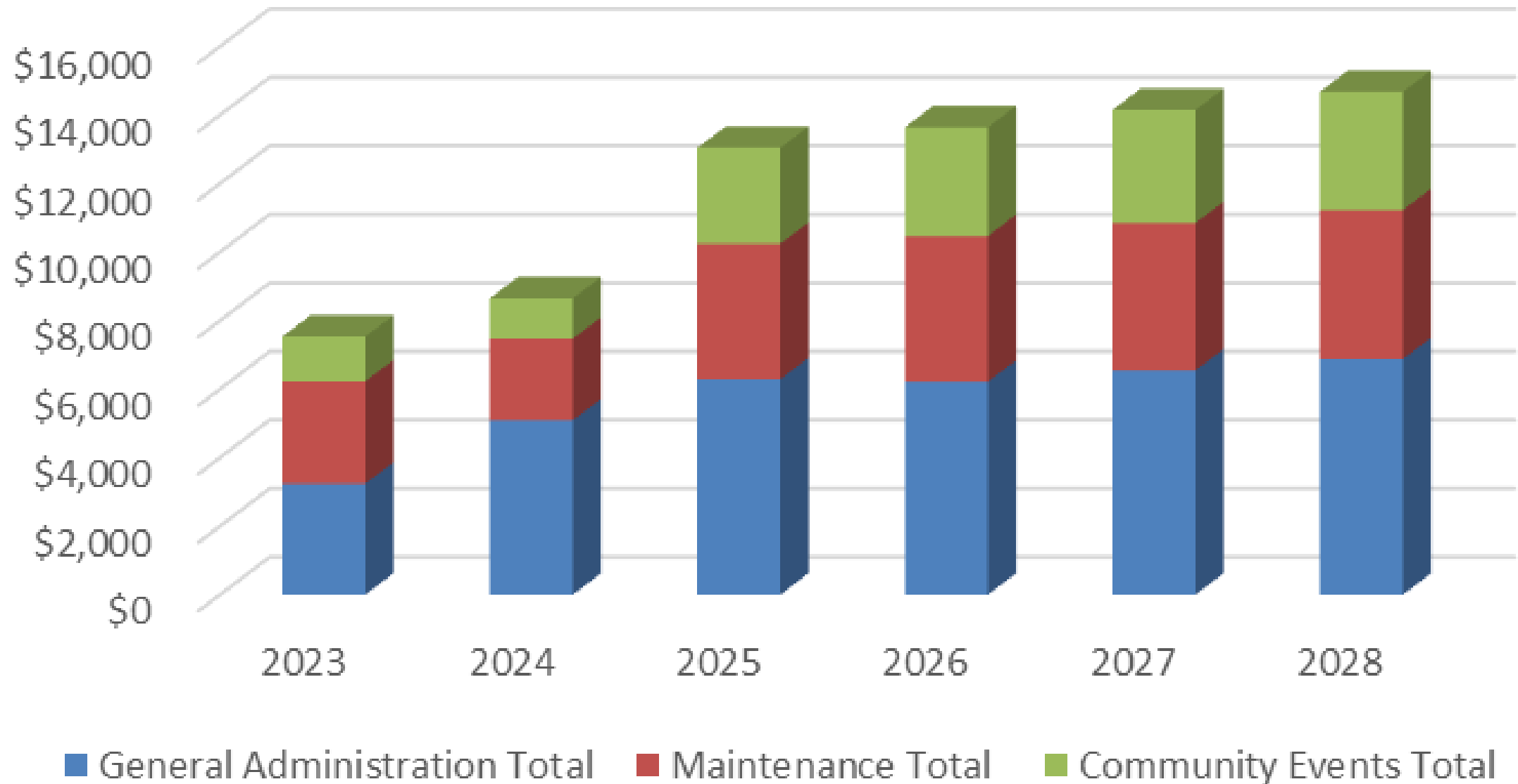
■ Maintenance Total

■ Community Events Total

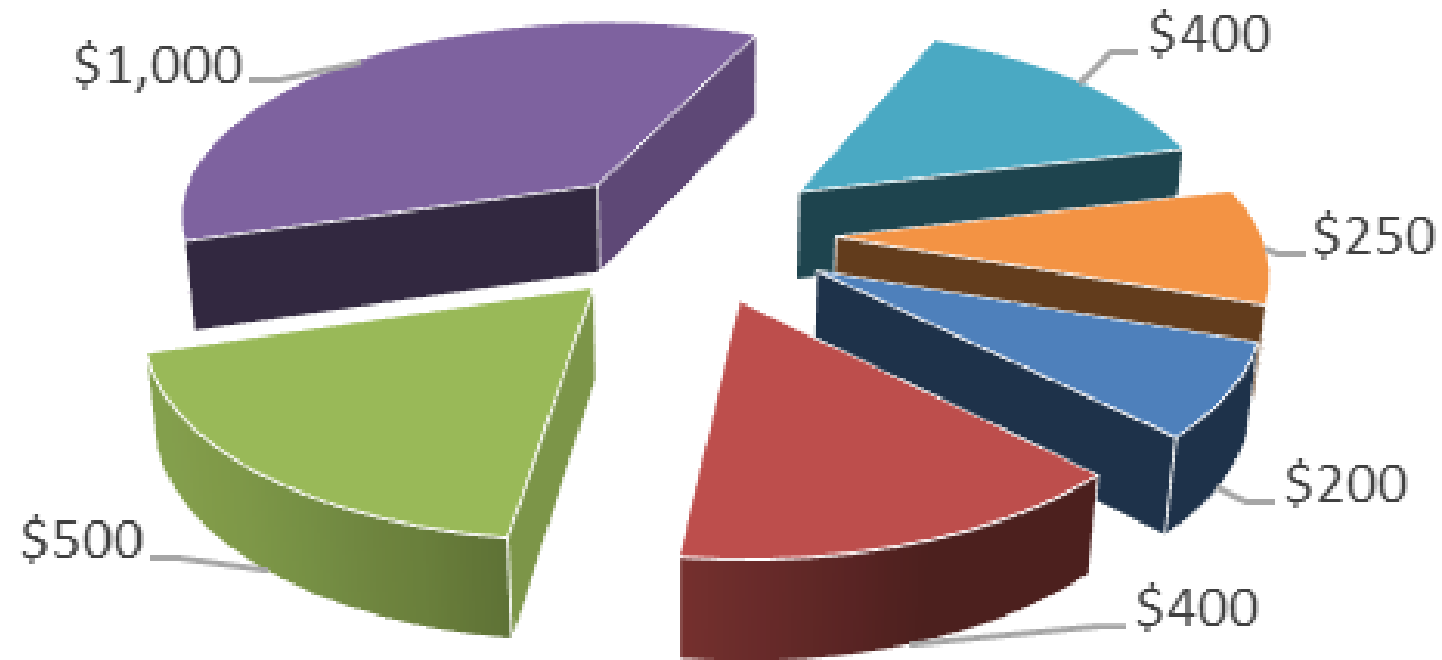
■ Lake Preservation Program Total

■ Capital Investment Total

Without Capital Spending or Lake Preservation



2025 Community Activities



■ Annual Meeting (Pancake Breakfast)

■ Fishing Jamboree

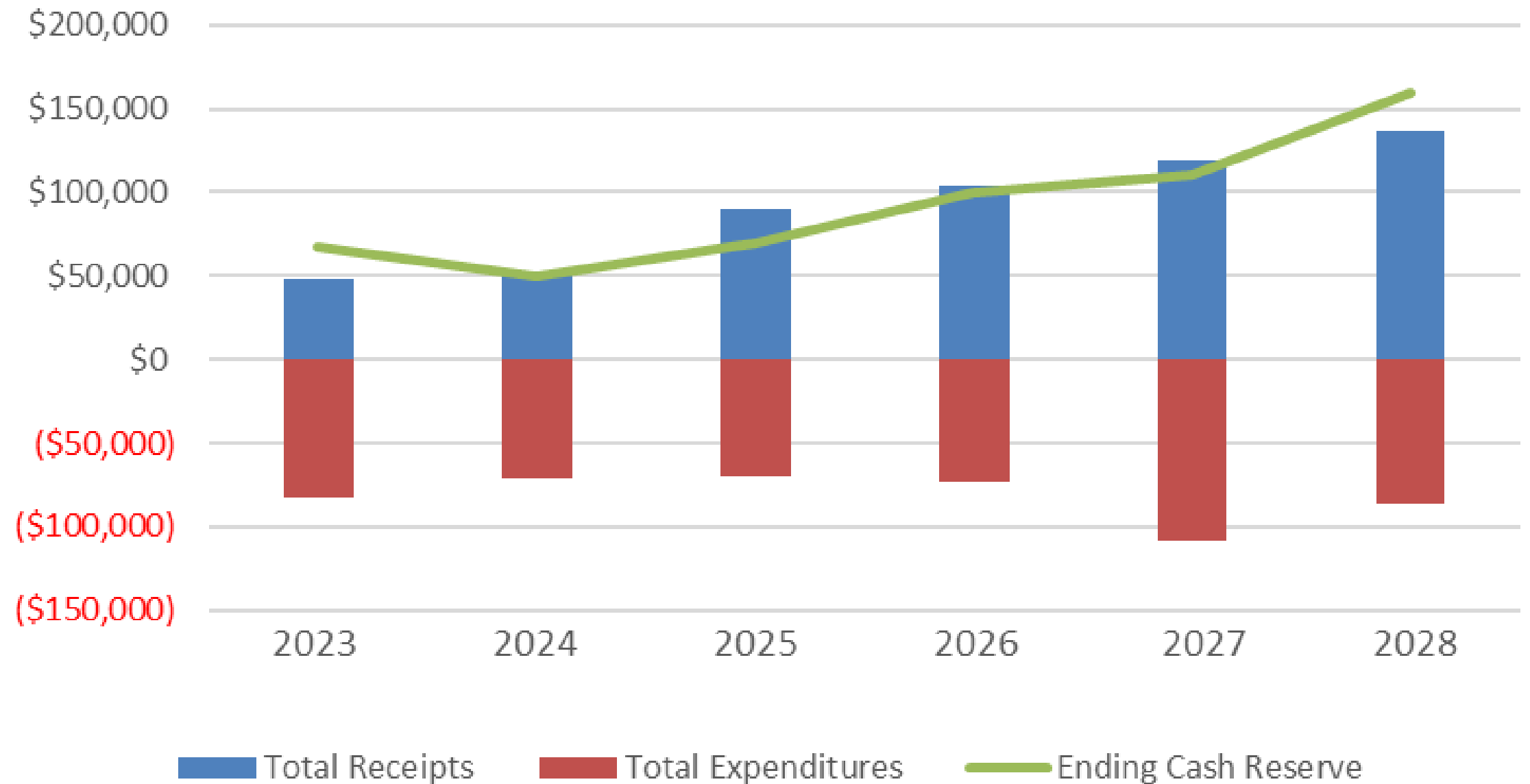
■ Christmas / Holiday Dinner

■ Boat Parade (Awards)

■ Poker Run and Fall Banquet

■ Recognition Awards

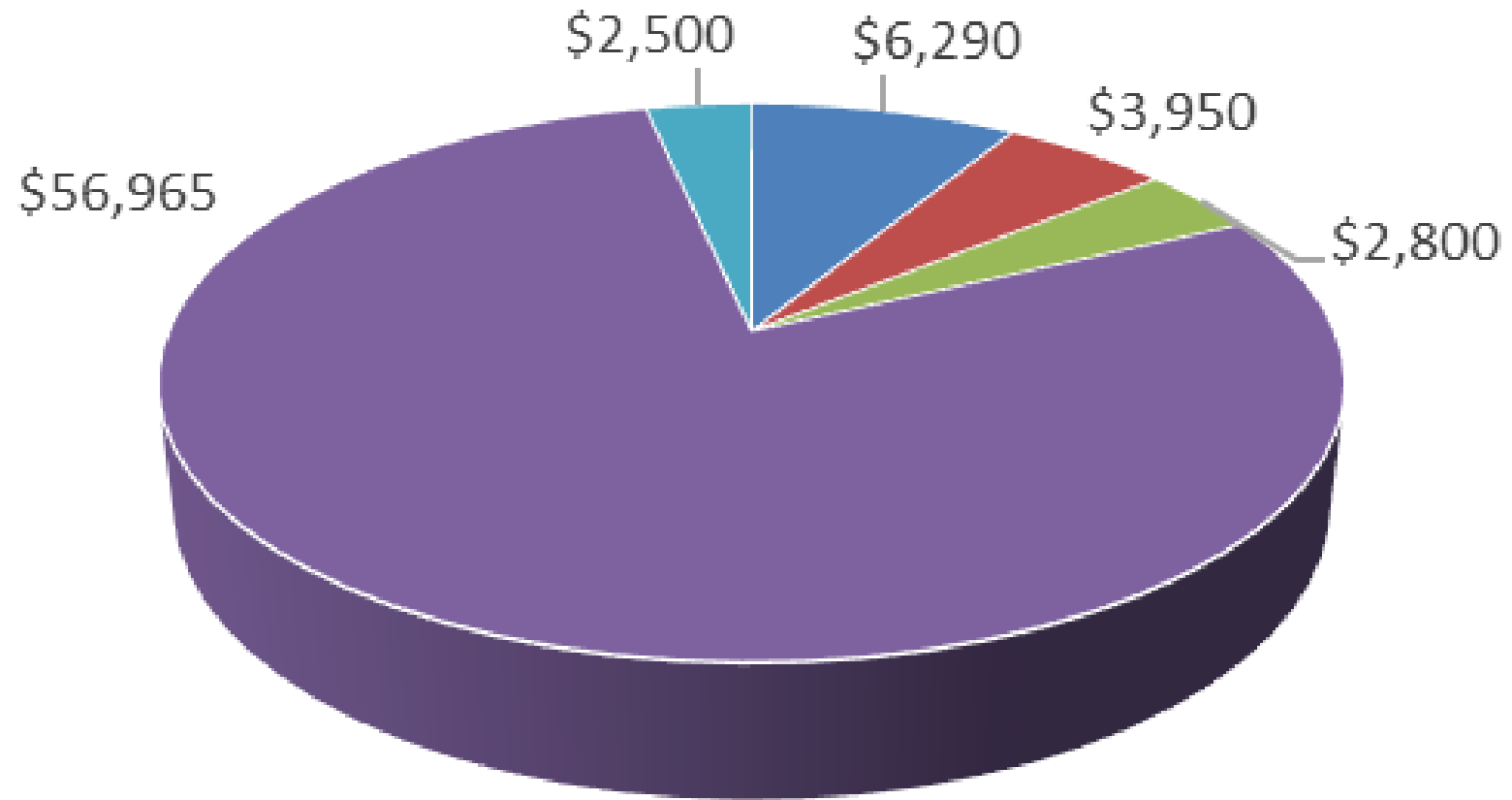
SSL POA Fiscal Planning



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2025 Budget



■ General Administration Total

■ Maintenance Total

■ Community Events Total

■ Lake Preservation Program Total

■ Capital Investment Total

The Lake Preservation Program

- **Limit Weed Growth**
- **Maintain Recreational Value**
 - **Boating**
 - **Swimming**
 - **Fishing**
- **Maintain Water Clarity**
- **Reduce Muck Accumulation**
- **Protect Long-Term Property Value**

Preservation Plan Elements

- Remove Nutrients / Biomass
 - Weed Harvesting (IPW & Chara – Native Species)
 - DASH Weed Elimination (CLP & EWM - Invasives)
- Limit Nutrient Introduction
 - Manage Inlet Stream Nutrient Content
 - Limit Lawn Fertilizer Runoff
 - Manage Septic Field Leaching

Lake Preservation Committee - 2023

- Launch Ramp and Pier Planning
- Weed Analysis and Mapping
- Weed Harvester Evaluation
- Service Provider Selection
- Program Funding Request
- Lake Monitoring (clarity and oxygen)

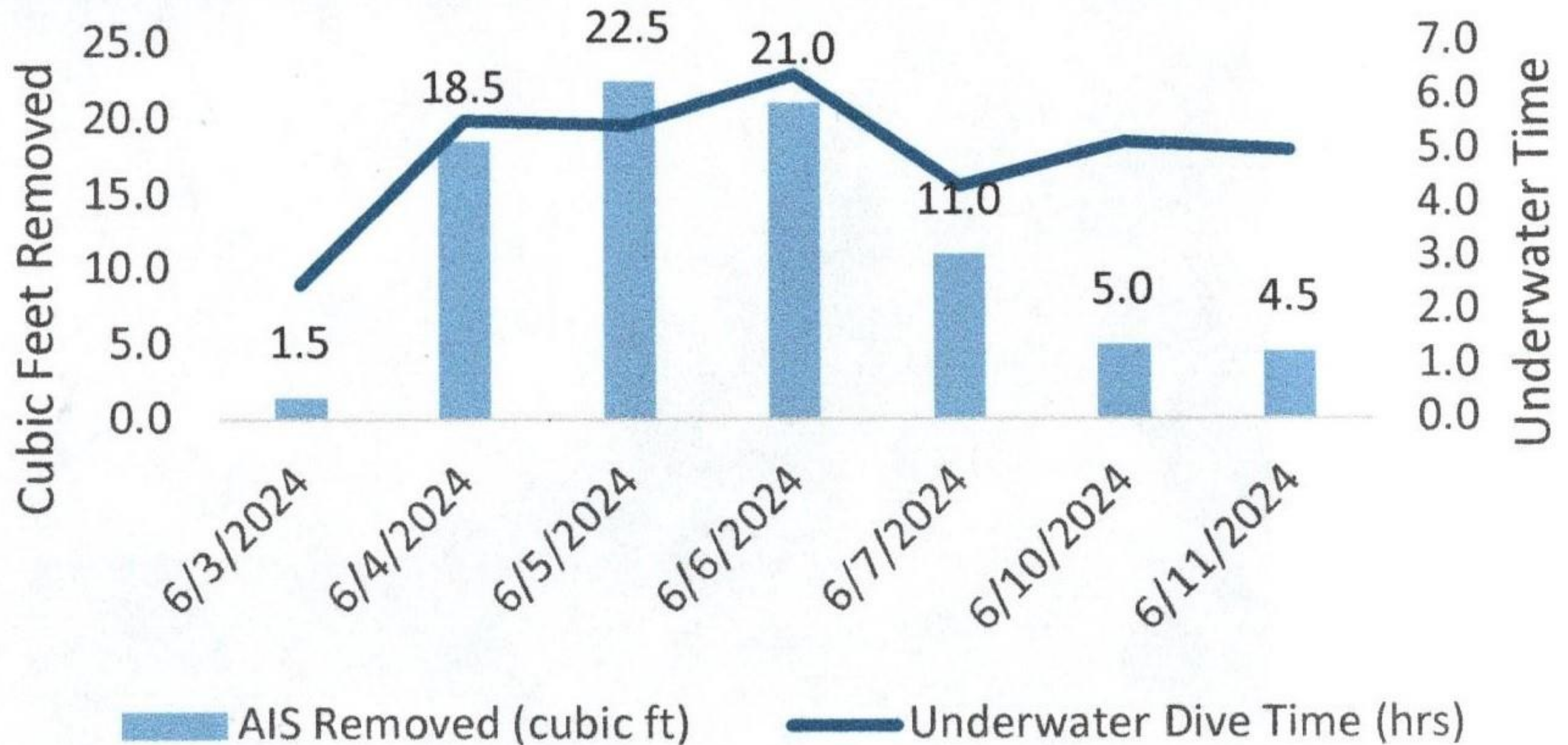
Lake Preservation Program 2024

- **Eurasian Water Milfoil (EWM) and Curly Leaf Pondweed (CLP)**
 - **Onterra - Invasive Weed Mapping**
 - **Aquatic Plant Management (APM) - Diver Assisted Suction Harvesting (DASH) - 16 EWM & CLP weed beds**
- **APM Weed Harvesting (Illinois Pond Weed and Chara)**
 - **Three (3) Weed Harvesting Sessions - June, August, October**
 - **Removed >800 cubic yards of nutrient biomass**
 - **Deposited cut weeds at Henke Farm**
- **Result: Excellent Navigation, Fishing, Water Clarity, and Oxygen**

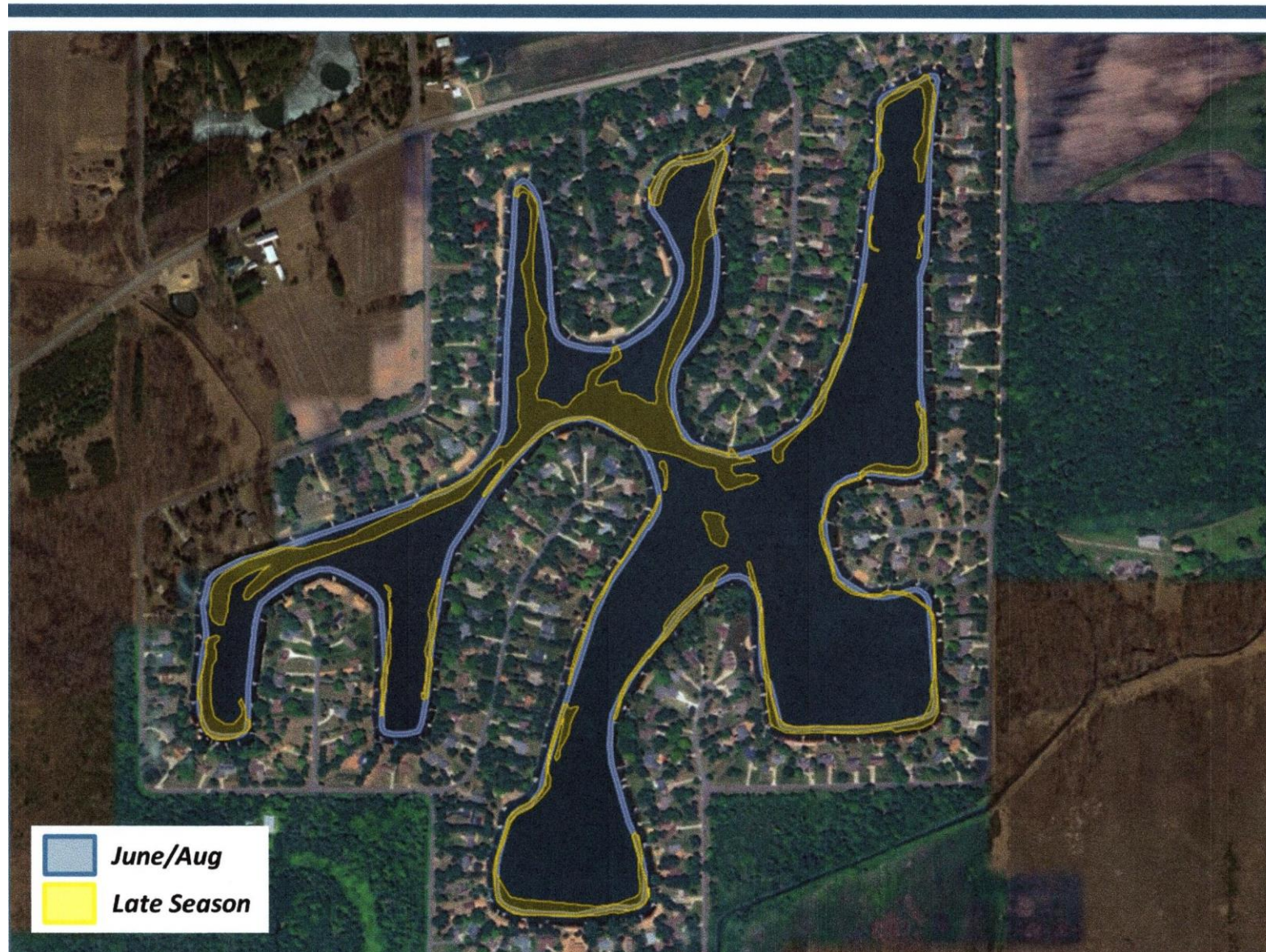
Map of DASH Areas

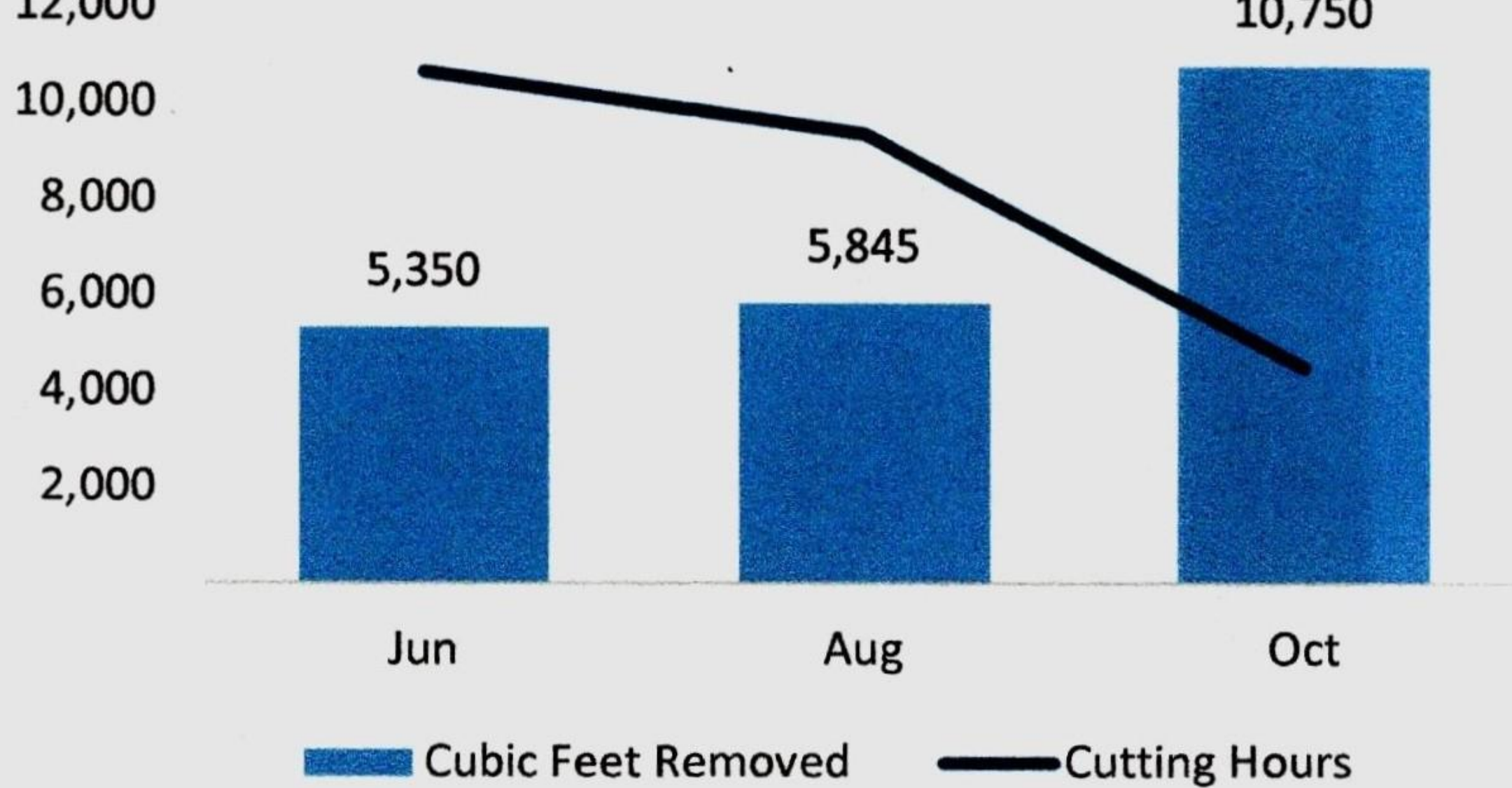


DASH by Day

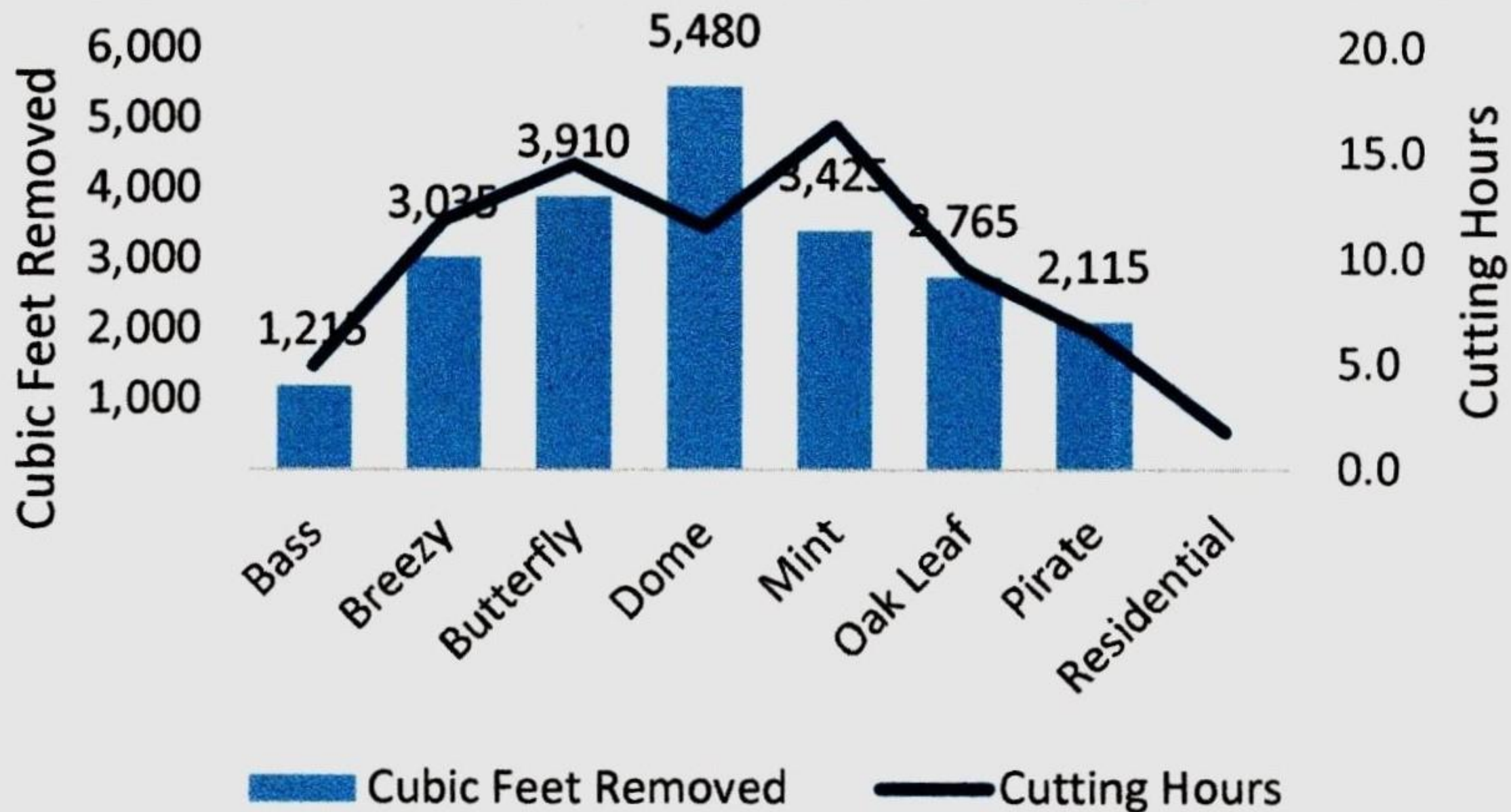


Map of Mechanical Harvest Areas





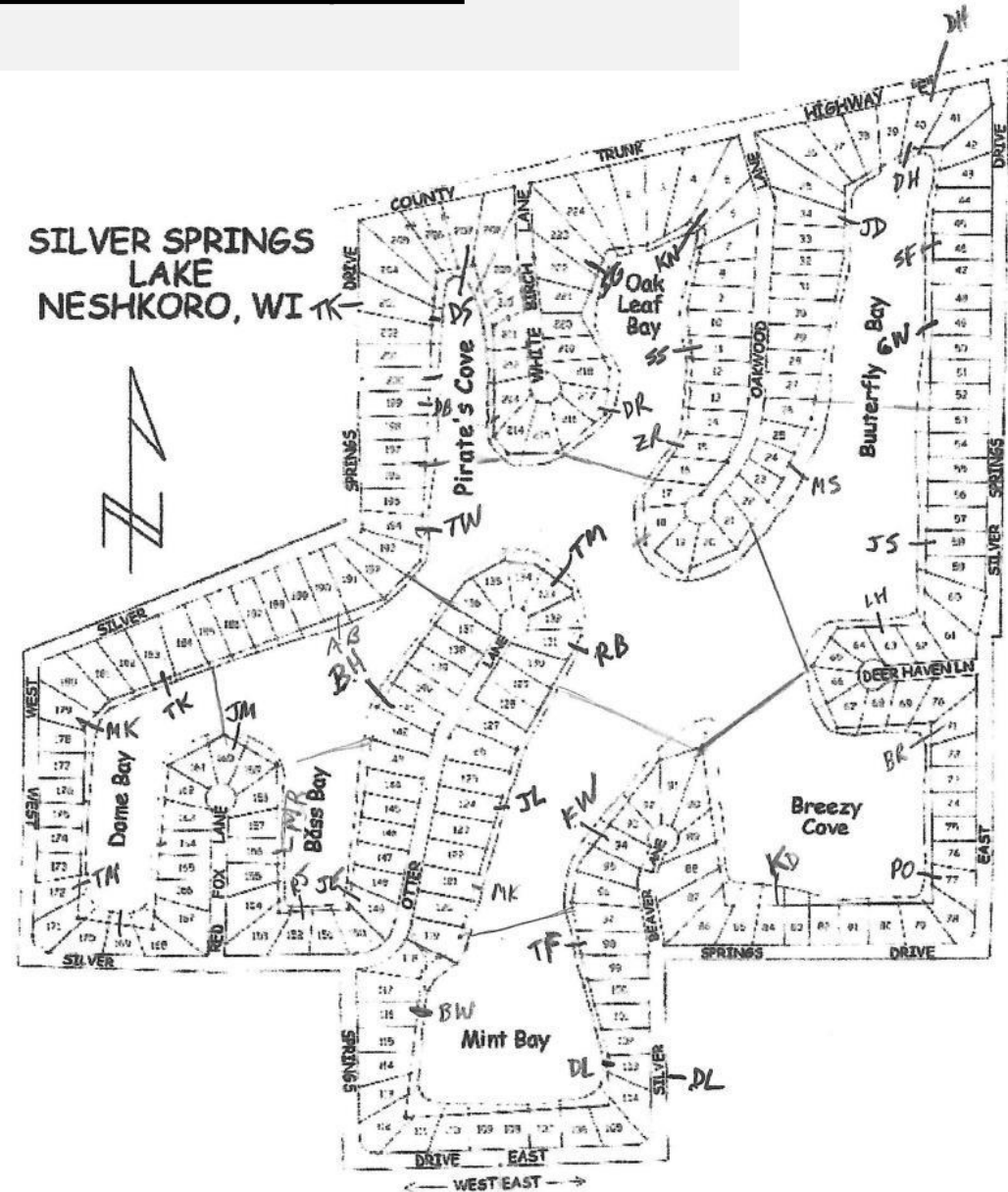
Harvest by Site



2025 Lake Preservation Program

- **2025 Invasive Weed Survey Results**
 - **No DASH or Chemical treatments warranted**
 - **Mechanical Harvesting is recommended**
- **Week of June 16th - First of three (3) 40-hour Weed Harvesting Campaigns (APM)**
- **Continuing Aerator use for Water Turnover**
- **New Inlet Stream Nutrient Monitoring Program**
- **New Lake Conservator Program**

Lake Conservator Program

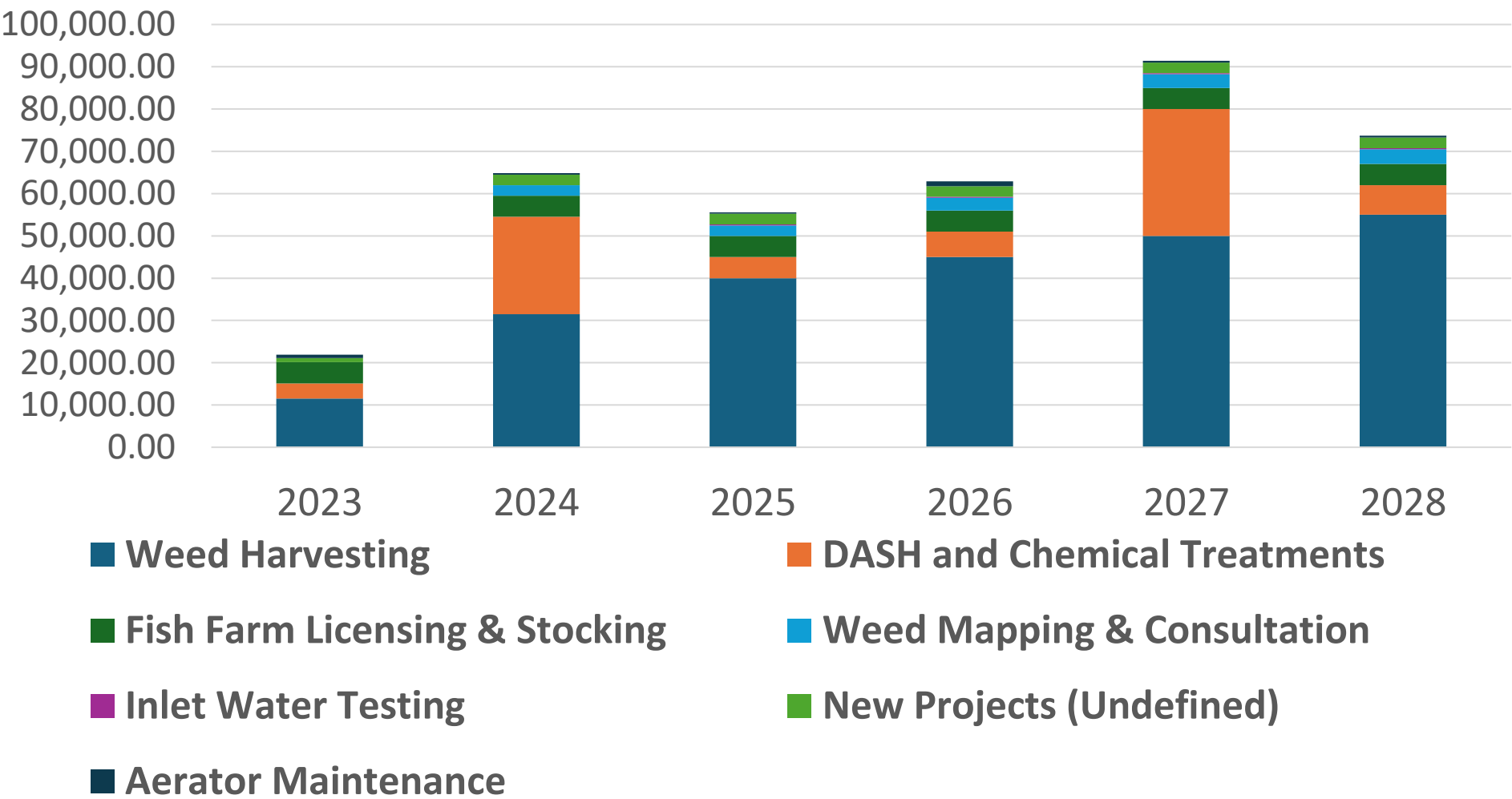


Lake Conservator Roles

- **Participate in Weed Bed Mapping**
- **Provide Best Practice Info to Neighbors**
- **Beach & Swimming Area Maintenance**
- **Swim Area Maintenance Services (APM)**
- **Manage the Hockney Weed Raking Program**



Lake Preservation Program Costs



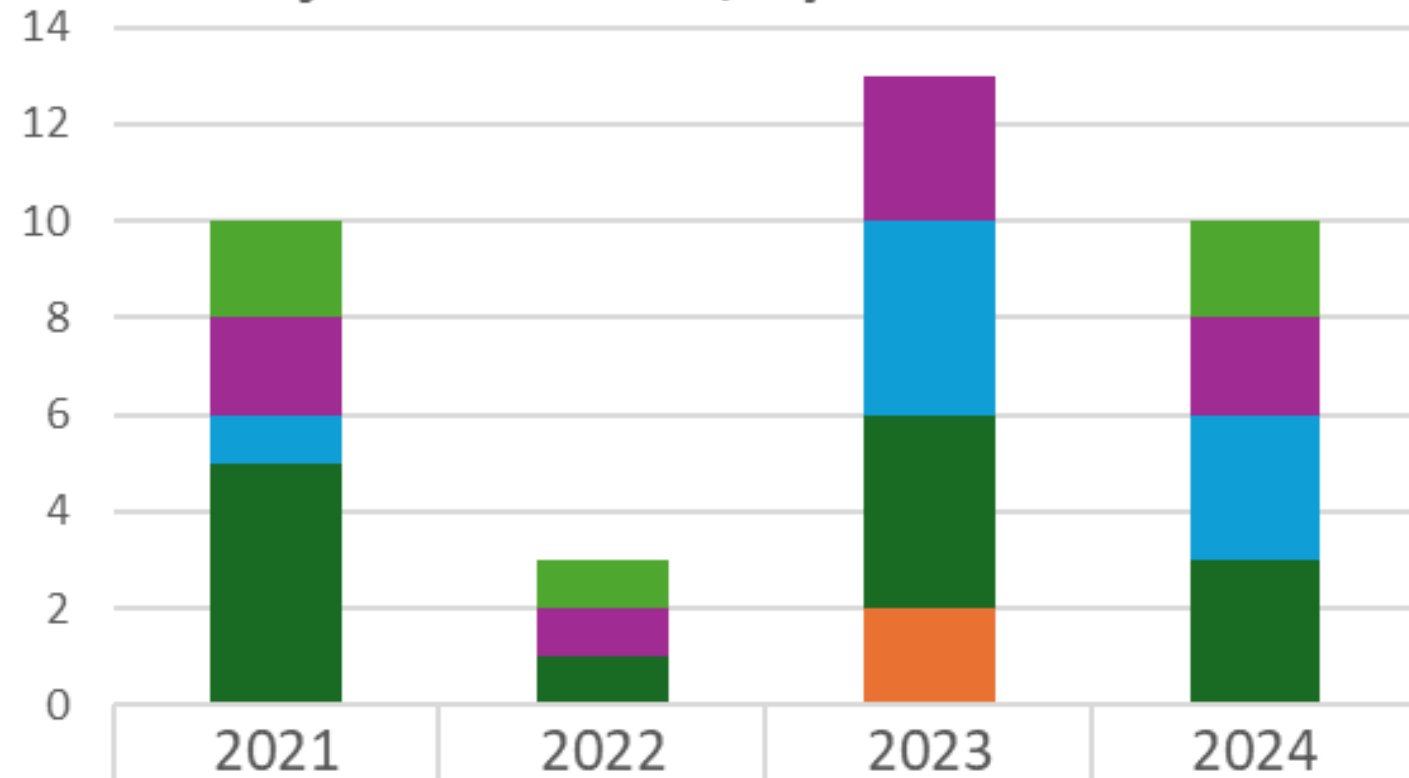
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Construction Projects Initiated, by Fiscal Year

Over the past 5 years there have been about 50 building projects affecting 20% of our property-lots.

Every lot owner benefits from these property improvements.



■ Other Structures	2	1		2
■ Detached Garage	2	1	3	2
■ Attached Garage	1		4	3
■ Home Addition	5	1	4	3
■ New Home			2	

Architectural Committee Highlights

See SilverSpringssNeshkoro.com for:

- New Construction Form**
- New Area Map and Examples**
- New Perspective Map and Samples**
- New Covenant Compliance Guide**

Silver Springs Lake Property Owners Association (SSL POA) Construction (Plan Approval) Form

Property Owner: _____ Lot Number: _____

Phone/Text: _____ E-Mail: _____

Street Address: _____

Contractor: _____ Contact: _____

Phone/Text: _____ E-Mail: _____

This Construction Form is to be completed and submitted to a representative of the SSL POA Architectural Committee or Board of Directors (BOD) member for consideration, at least 60 days before initiating construction. A Board Review and a determination of compliance with Protective Covenants will be provided within 20 days of the *Site Survey and Plan Review Date.

Protective Covenants, BOD and Architectural Committee Contact Information, Covenant Compliance Guidelines, Construction Forms and Area, Elevation & Perspective Map Forms, and examples are available on the Association Website: www.silverspringsneshkoro.com

An Architectural Committee Member will complete/provide the following information:

Project Title: _____

Construction Plan Receipt Date: _____ (Received by: Mail/E-Mail/in-Person)

Site Survey and Plan Review: Scheduled on: _____ Performed on: _____*

- Area, Elevation, & Perspective Maps accurately depict planned lot improvements: (Y/N)
- Structural design elements complement existing property improvements: (Y/N)
- Minimum setback distances defined in the Protective Covenants are met: (Y/N)
- Total area of lot improvements is less than 5,500 square feet (per Covenants): (Y/N)

Construction Plans and Recommendation sent to SSL BOD for consideration on: _____

Board Member Approvals: _____

Construction Plan Approved on: _____ SSL POA Seal: _____

Board Member Signature: _____

Approved Construction Form Returned on: _____
(Returned by: Mail/E-Mail/in-Person)

Architectural Committee Contact: Ray Braun (414) 791-4539 Date

SSL POA Construction Application – Area Map

Lot Number: _____ Owner: _____ Phone: _____

Project: _____

New Construction Setbacks: (Measure from roof eaves; Show Septic Tank & Field)

To Lake Shoreline: _____ Ft. To Steet Center: _____ Ft.

To Left Lot Line: _____ Ft. To Right Lot Line: _____ Ft.

Total Area of Improvements, excluding Driveway and Walkways: _____ Ft.

A full page of blank graph paper with a uniform grid of small squares. The grid consists of 20 columns and 20 rows, creating a total of 400 small square units. The lines are thin and black, set against a white background. There are no margins or additional markings on the page.

SSL POA Construction Application – Area Map

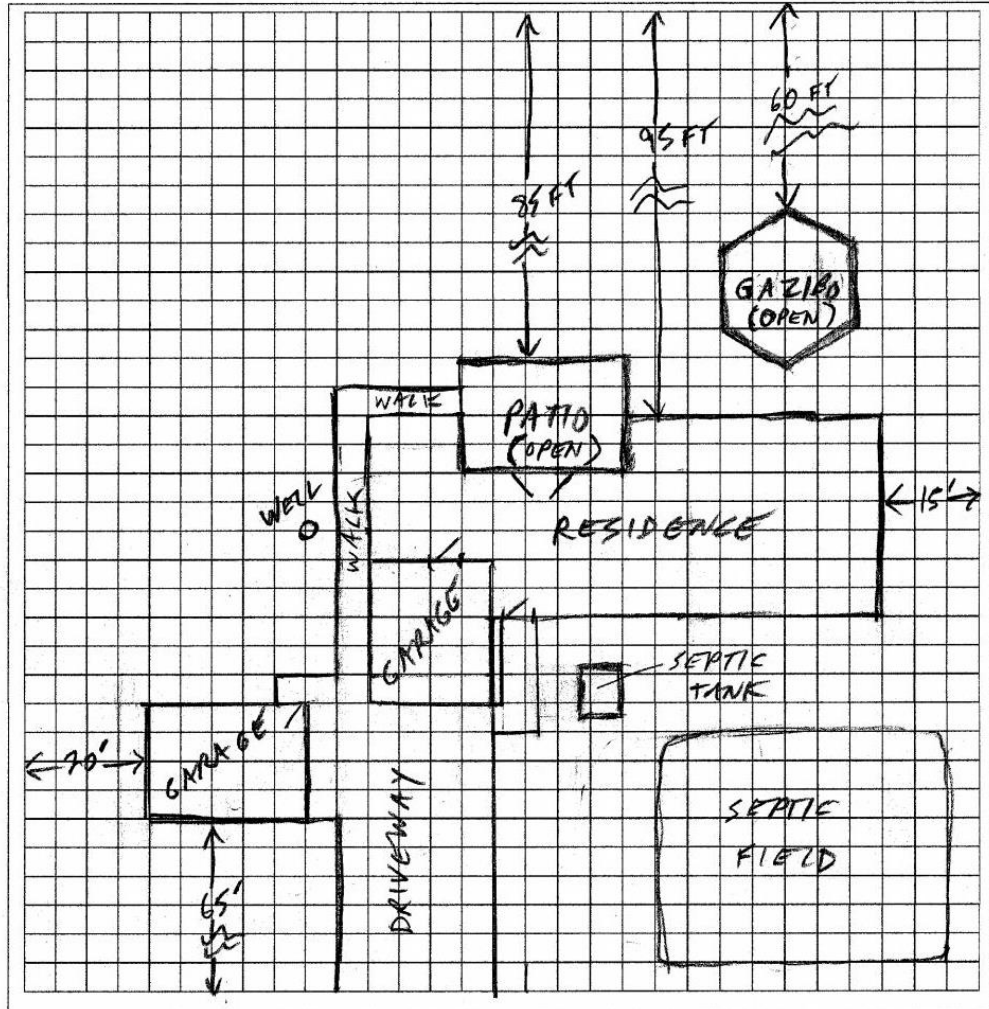
Lot Number: _____ Owner: _____ Phone: _____

New Construction Setbacks: (Measure from roof eaves; Show Septic Tank & Field)

To Lake Shoreline: 60 Ft. To Steet Center: 65 Ft.

To Left Lot Line: 20 Ft. To Right Lot Line: 15 Ft.

Total Area of Improvements, excluding Driveway and Walkways: 4250 Ft.



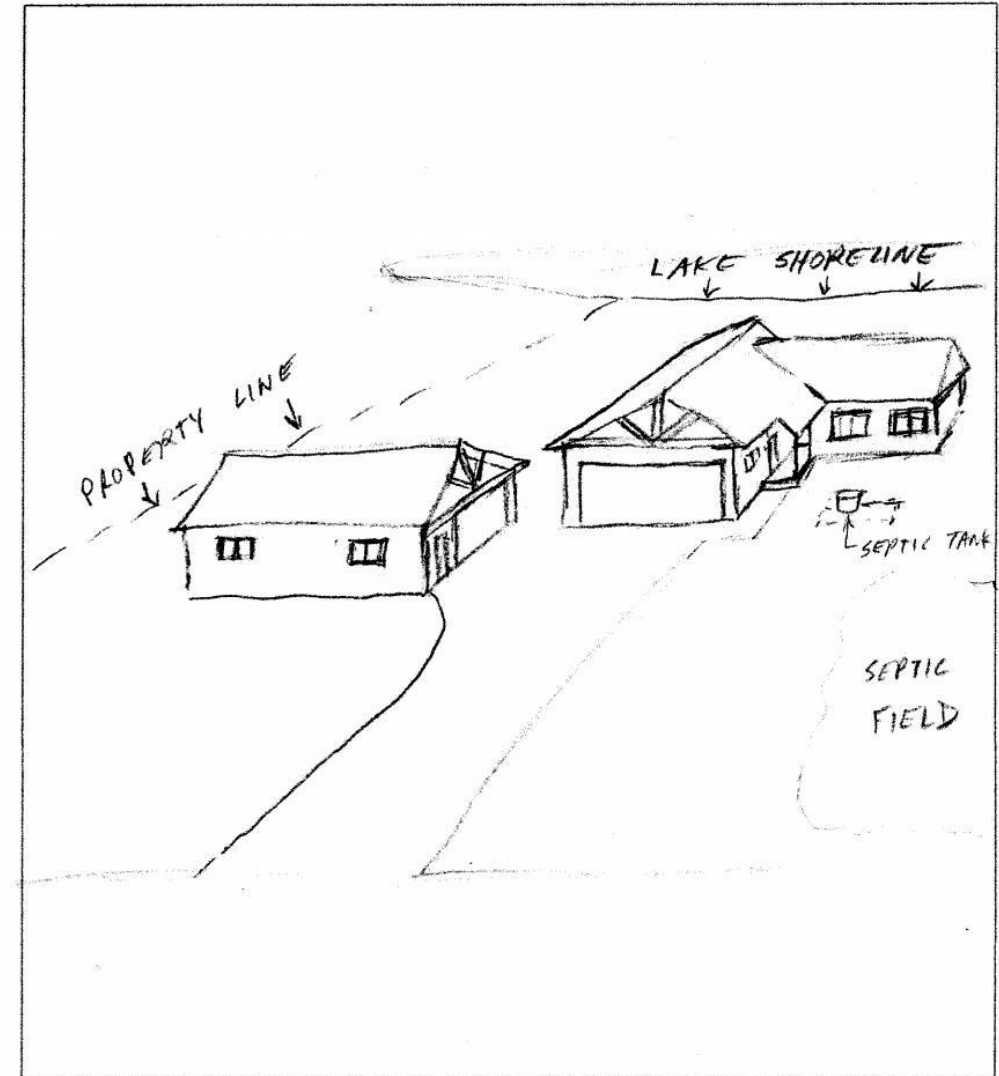
SSL POA Construction Application - Perspective Drawing Example

Lot Number: _____ Owner/Builder: _____ Phone: _____

Roof Structure Style: _____ Roof Pitch: _____

Primary Color(s): _____ Trim Color(s): _____

Construction Materials: _____



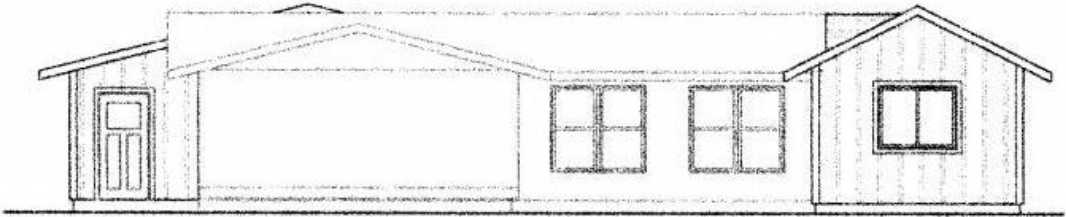
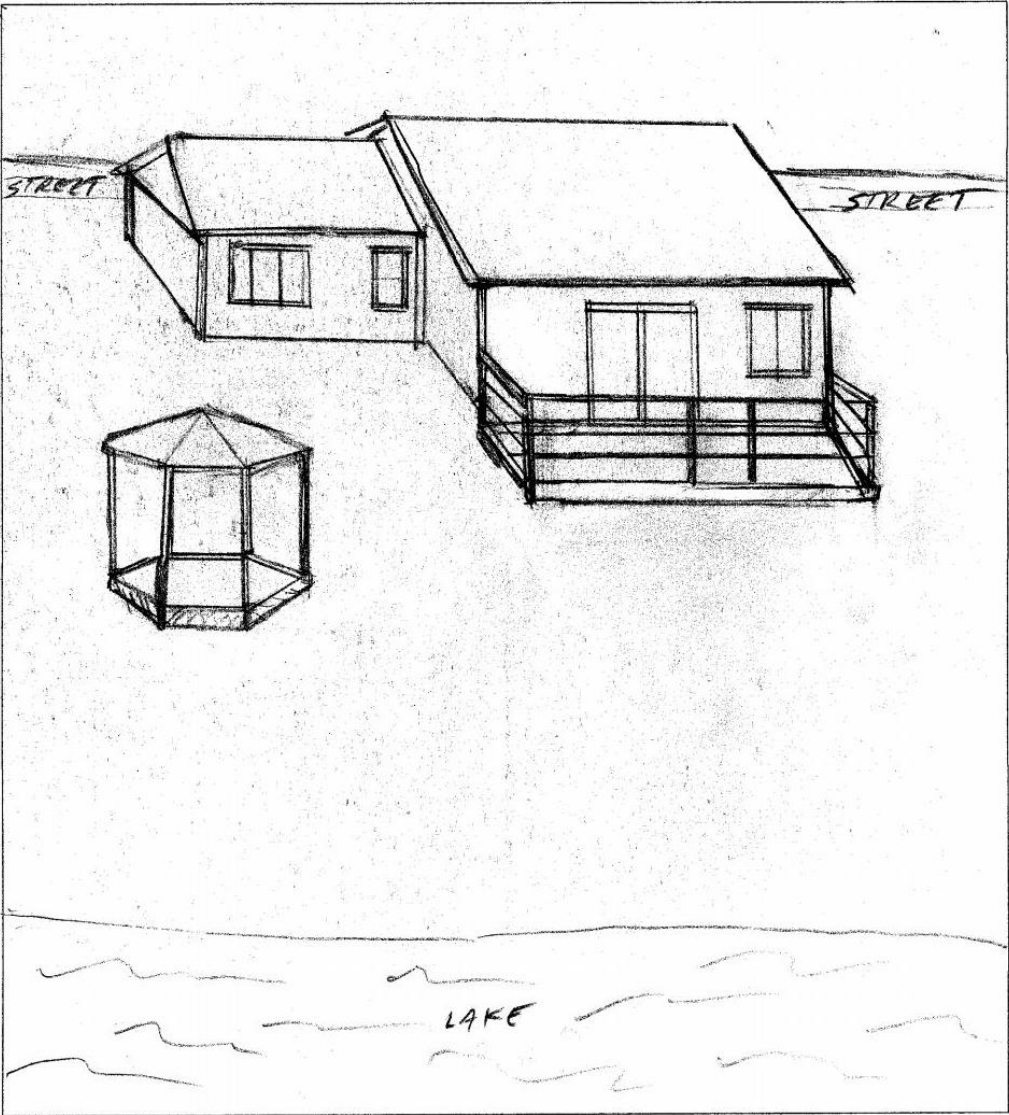
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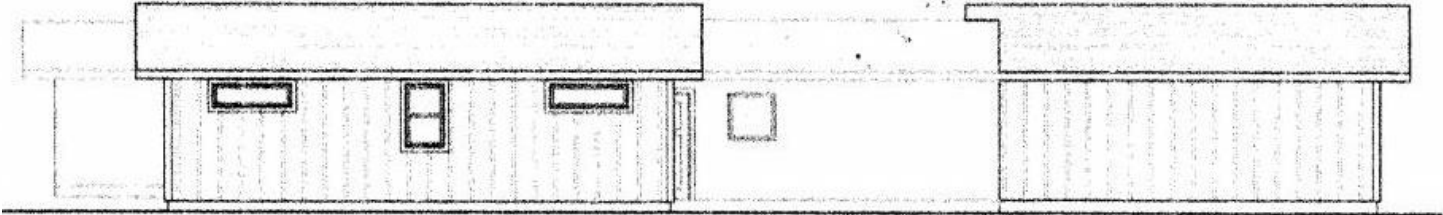
Roof Structure Style: _____ Roof Pitch: _____

Primary Color(s): _____ Trim Color(s): _____

Construction Materials: _____



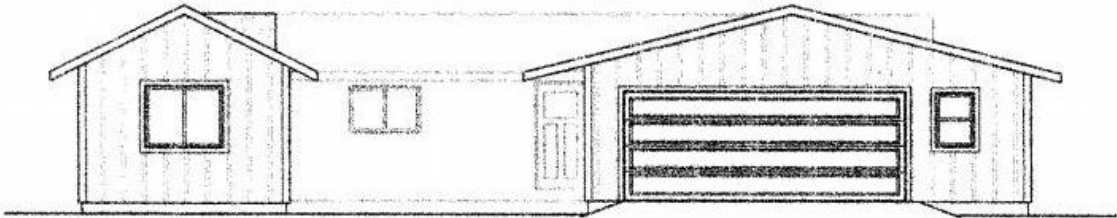
LAKE ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



ROAD SIDE ELEVATION
1/4" = 1'-0"

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Special Events Committee

- Chairperson - Debbie Smith
- Committee Members: Nancy Adkins,
Donna Ohm, Pam Minarek, Linda Beyer
- Activity Leads: Kathy Walker, Mike Fischer,
 - Trudy Kemps, Nate Lehner

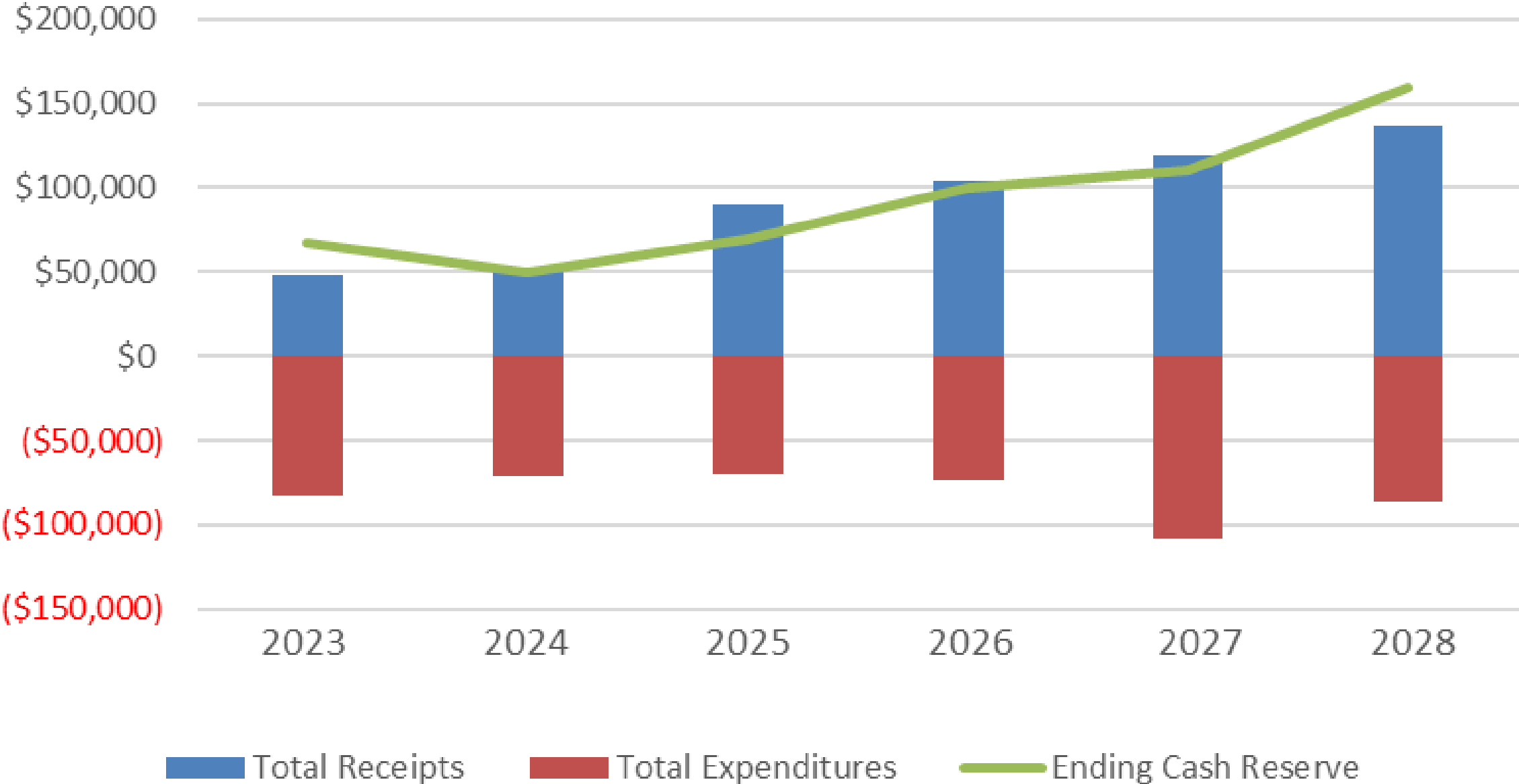
Special Events

- Annual Meeting – May 24th
- Boat Parade & Awards – July 5th
- Kid's Fishing Jamboree – August 31st
- Poker Run – September 6th
- Trunk-or-Treat – November 1st
- Christmas Holiday Banquet – December 13th
- Welcoming Committee - Ongoing
- Puzzle & Book Drops - Ongoing

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SSL POA Fiscal Planning



Planning for Capital Investments, beyond 2028:

	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Sediment Basin at Inlet Stream	\$0	\$0	\$0	\$0
Dredging Program at Inlet Stream	\$0	\$0	\$0	\$0
Weed Harvester and Trailer	\$0	\$0	\$0	\$0
Community Sign Replacement	\$0	\$0	\$0	\$0
Gated off-Site Trailer Storage Lot	\$0	\$0	\$0	\$0
East SSD Ditch Maintenance	\$0	\$0	\$0	\$0

Closing Comments

- There is no better community in Central Wisconsin
- Thanks to Cheryl for three (3) years of service
- Welcome to Bryan Sowatzke and Deborah Hoff
- Thanks to Peter Zopf for Website Administration
- Special Thanks to Trudy for transition support
- Thanks to Kevin for developing the Multi-year Forecast
- Thank you, everyone, for your community investment