

DRAFT

Silver Springs Lake Property Owners Annual Meeting May 23, 2026

Board Members present: David Lester (President); Nathan Lehner (Vice President); Bryan Sowatzke (Secretary); Deborah Hoff (Architectural Committee); Neil Howell and Dave Richter

Property Owners Present: 66 property owners were in attendance.

Call to Order:

Meeting was called to order at 9:05 AM by Board President David Lester.

New Board members welcomed: Neil Howell and Dave Richter

Reviewed agenda.

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

President's Report:

David Lester presented the Vice President's Report. (Report information is captured in the meeting presentation titled: 2026 Annual Meeting PowerPoint – posted on silverspringsneshkoro.com)

Lot # 77 – Directory access is very hard to log into, many days of access denied. Work with Website Administrator, Peter Zopf, to resolve individual access issues.

Secretary's Report: (Minutes are on the Silver Springs Lake website as DRAFT and posted on the Oakwood Lane bulletin board as DRAFT.)

Motion 1	To approve the minutes of the May 24, 2025 Annual Meeting.	
First	Lot # 73	
Second	Lot # 164	
Discussion	No discussion	
Vote	Approved	Unanimous

Lot 24 – Likes the website posted BOD Meeting Minute details. Do we have meetings every month? No, we have monthly BOD Meetings from May to October.

Emails from info@silverspringsneshkoro.com sometimes do not get through to people. The Association's Website Administrator, Peter Zopf, will help resolve individual access issues Gmail sometimes blocks the emails due to the quantity sent at one time.

DRAFT

Lake Preservation Committee Report: (Displayed during the meeting)

The 2026 Lake Preservation Annual Report was presented by Terry Klaves

- Manmade Lake Aging: Significant weed growth and muck accumulation occurs within decades, vs. centuries for deeper natural lakes

Silver Springs Lake Management History: 1960s to Present

- Aeration is not needed to raise dissolved oxygen levels. Aquatic weeds absorb nutrients and oxygenate the water to full saturation levels.
- Chemical Herbicide Treatments and Cutting weeds without removing them temporarily improves the lake's recreational value.
- Cut and killed weed detritus collects on the lakebed as muck and silt, contributing to increased future weed growth.

Current Lake Preservation Program Elements:

- 2026 Invasive Weed Survey Results (Maps shown in overheads)
- DASH (Diver Assisted Suction Harvesting) Treatment, to remove Invasive Weed Beds - Budgeted for 2027
- Weed Harvesting: Aquatic Plant Management (APM) is conducting three (3) one-week harvesting campaigns in 2026: Early-June, Mid-July, Late-August
- Continuing Aerator use is for Water Turnover and Winter Aeration

Inlet Stream - Chemical Nutrient Monitoring Program (David Lester)

Sample testing since June 2025 indicates that we do not have elevated levels of phosphate or nitrate nutrients from farm runoff entering into our lake through the inlet stream on Bass Bay. The sampling and testing program will end in June, 2026.

Shoreline Maintenance Service Program: (Tony Mainiero)

The Lake Preservation Committee members encouraged APM and Silver Mist to develop and offer new Shoreline Maintenance Service programs for 2026. These services are offered exclusively to our community members and are only being offered because we are able to 'guarantee' a minimum number of customers.

The Association is only involved in the promotion of these programs. After providing sign-up lists, APM and Silver Mist work directly with their customers / our lot owners.

The Future of the Lake Preservation Program:

The results of continuing Weed Harvesting and DASH Invasive Weed Bed Removal will tell us whether a more aggressive Targeted Dredging Program is justified to remove more significant quantities of biomass (muck, silt and weeds).

Projected dues increases and expenditure forecasts will allow a targeted Dredging Program near the Inlet Stream Inlet on Bass Bay in 2029.

DRAFT

Lot # 24 – Dash and Chemical Treatments in Budget – Why is this in the budget if we are not doing DASH? Property owners need to know what chemicals are going to be used. Property owners will be notified before chemical herbicides are used. No chemical herbicide use is planned for 2026 and none were used in 2025

Lot # 24 – Has there been any evidence of sediments or waste leakage into our lake from septic tanks been noted? No. Our community property layout favors the drainage from septic tanks and fields away from the lake. Emptying and inspecting septic tanks is required, every three years, to further prevent this from occurring.

Architectural Committee Report: (Displayed during the meeting)

Presented by Deborah Hoff

Lot # 112 - Replacement of Patio need approvals? No.

Building restrictions and permitting are described in our Association Covenants and in Marquette County Building and Zoning ordinances. The Association Website contains downloadable and printable Compliance Guidelines, Project Application forms, Area and Perspective map templates and samples. Please consult with a member of the Architectural Committee if you plan to build new structures or make improvements to your buildings which will increase the total footprint-area and/or significantly change the overall lot appearance.

Renovations to structures that have been in place prior to 2015 are generally allowable without regard to compliance with current regulations. Permitting by the county may still be required and notifying the Association is always appreciated.

Community Event Committee Report: (Displayed during the meeting)

Presented by Deborah Smith

The Community Event Committee Members and Activity Leaders were introduced. The event dates and status updates were provided.

Immediate action is needed to save the Kids Fishing Jamboree. Without volunteers this event will be cancelled.

Volunteer hosts are needed for the Poker Run also: Mint Bay, Breezy Cove, Pirates Cove and Oak Leaf Bay are 'open' at this time.

June 1st is the sign-up deadline for the new Golf Outing (and dinner reservations). Everyone is invited for dinner. The benefits from a 50:50 Raffle will be donated to the Neshkoro Fire Department. Prize and Event details are found on the event flier.

DRAFT

The Spring Lakes Community Rummage Sale will take place on June 6th. Hidden Springs Lake residents will not be participating this year.

Treasurer's Report: (Handouts were provided for review at the meeting.)

Presented by Kevin Streeter

The Balance Sheet, Income and Expense Reports, and (2023-2029) Multi-year Income and expense forecasts were reviewed, within the context of our overall financial plan.

Kay Castillo Lot# 169 and Joyce Jaeger Lot# 96 performed the annual financial audit

Lot # 30 Aerators, are just moving things around, why are we spending \$1,100 for electricity to run them? The expert said we did not need them, so why keep them? We are maintaining our last two aerators, which operate through the summer months at the lake center. We will need the aeration system to increase dissolved oxygen (DO) levels during the late winter months, if/when DO levels fall below the point considered safe for our fish population.

Lot# 87 - When do you see the end to the 15% increases? This is an unknown. It depends on how the lake responds to the Lake Preservation Program. If Weed Harvesting and DASH are delivering noticeable improvements, an ongoing Targeted Dredging Program may not be warranted. We will know a lot more by 2028.

Lot # 137 – Regarding new lawn installations – there is nothing listed on the website. True. We have no Covenants addressing new lawn installation near the lakeshore. All residents should be educated and aware of the negative effects that black dirt erosion and fertilizer runoff might have on our lake ecosystem.

Lot # 155 – Lot dues for 2027? \$529 is projected.

Motion 2	To approve the Treasurer's report.	
First	Lot # 59	
Second	Lot # 164	
Discussion	None	
Vote	Approved	Unanimous

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

- Over 80% of all collected funds go into Lake Preservation Program activities
- We are on the right track with weed harvesting and DASH
- We are considering more aggressive Targeted Dredging, as soon as 2029, to remove thick deposits of muck and silt from Bass Bay, near the inlet stream.
- We are building our cash reserves back to the \$100K level. We expect to achieve this in 2028 and maintain it through 2029, while funding new Dredging activity.

DRAFT

Motion 6	To adjourn the meeting.	
First	Lot # 42	
Second	Lot # 104	
Discussion	No discussion	
Vote	Approved	Unanimous (CNV)

Meeting was adjourned at 10:45 AM

Respectfully Submitted
Bryan Sowatzke
Secretary



2026%20Annual%20
Meeting%20Powerpo