

Silver Springs Lake Property Owners Association

Board of Director's Meeting Minutes

September 14, 2026

Location: Bryan Sowatzke's House
Address: N9037 East Silver Springs Drive
Date: Monday, September 14, 2026
Time: 4:00 PM

Motion(s) made between Board meetings:

Motion made on 08/27/2026; Motion called on 08/31/2026

Motion	To approve the Board of Director's minutes from the July 13, 2026 meeting.	
First	Bryan	
Second	Kevin	
Discussion	None	
Vote	Passed	David R, Kevin, Bryan, Deb, Dave L: Yes; Did Not Vote: Neil

Call to order: 3:59 PM (Bryan)

Attendees: Bryan Sowatzke, Neil Howell, David Lester, David Richter; Kevin Streetar (by Phone)

Excused Absence: Deb Hoff

Secretary's Report: (Dave L)

Motion	To approve the Board of Director's minutes from the August 10, 2026 meeting.	
First	Kevin	
Second	David R	
Discussion	None	
Vote	Passed	Unanimous approval

Treasurer's Report: (Kevin)

- The April 2026 Budget and 2025-2029 Income and Expense Forecast were reviewed
- Spending Activity Ledger:
 - o Income made since the last board meeting:
 - \$920 Annual Dues payment receipts (2 payments)
 - \$27.17 Checking Account Interest Income (8/31/26)
- Payments made since the last board meeting
 - o \$294.50 Trudy Kems – irrigation system repair by boat landing
 - o \$175 Trudy Kems – reimbursement for boat parade cash prizes
 - o \$16.29 David – Walmart – administrative supplies (copy paper)
 - o \$161.56 Alliant – aerator electricity – August
 - o \$21,900 Aquatic Plant Management – weed harvesting
- Payments to be made this coming month
 - o \$139.57 Alliant 9/25/26
 - o \$20,000 (approximately) Aquatic Plant Management
 - September weed cutting/harvesting 3rd Campaign: 56 Hrs.
 - Costs are \$2,500/day plus \$500 per campaign

Treasurer's Report: (continued)**2026 Dues Collections:**

As of August 10th: \$101,660 or 99%

As of September 13th: \$102,120 or 99%

One lot owner is outstanding. No need for a final notice mailing.

- **2026 Newsletter Advertiser Update:**

New advertiser: Landscape Solutions; \$20 pro-rated fee collected.

As of September 13: \$1,230 or 80% of the budget; two advertisers did not pay, and their ads have not been running (\$60 total)

Motion	To approve the Treasurer's Reports and Activity Ledger	
First	Bryan	
Second	Neil	
Discussion	None	
Vote	Passed	Unanimous approval

Special Events Committee: Report: (Bryan - for Deborah Smith) New

The Kids Fishing Jamboree was a great success (report & photos are expected).

The Pontoon Boat Poker Run, prize ceremony, and potluck dinner were equally successful, with more than 80 in attendance at the dinner (report & photos are expected).

Architectural Committee Report: (Deb)

- Construction Activity Ledger Report - Summary Update is needed
- One (1) new Construction Application was reviewed and approved.

Lake Preservation Committee (LPC) Report: (Dave L)

- 2026 APM Weed Harvesting Program report:
 - Campaign Schedule:
 - 25.5 Hrs. – June 8-12
 - 56 Hrs. – July 27 – 31
 - 56 Hrs. – September 14 start
 - The LPC will recommend changes to the 2027 APM Harvesting Campaign Schedule at the October 14th Board Meeting. Adding one or two campaigns at three-week intervals during mid-summer is indicated as a means to collect and remove floating Chara bogs. The LPC will consult with industry expert biologists to determine the best timing.
- Shoreline Chara bog Removal Service Summary Review (Bryan)
 - Bryan distilled the 9-page reference report presented by the LPC down to a single summary spreadsheet. Hartwig Excavating and Earthworks Land Services will be added to the summary, joining Lehman Excavating for larger shoreline reclamation projects.
 - These shoreline maintenance services would be contracted and paid for by private lot owners. The only exception to this private-pay rule would be for targeted dredging programs, which would be competitively bid, budgeted, and approved in advance by a majority of Association lot-owner-members.
- **Lake Preservation Committee (LPC) Report: (Cont.)**

- o This information (full report and summary) will be refined and posted to the website as “Best Practices” and on our Service Providers (FAQ) pages. All of the services fall under the Shoreline Maintenance Program. Actual Chara Bog Management will likely be addressed by the Weed Harvesting Program Services

President’s Report: (Bryan)

Appreciation Awards:

Motion	To give \$25 gift cards to LPC Members, Terry Klavis, Tony Mainiero, and David Lester, for their many hours of work on the LPC’s Shoreline Maintenance and Weed Harvesting Programs.	
First	Bryan	
Second	Neil	
Discussion	None	
Vote	Passed	Bryan, Kevin, Neil, David R - Approved; Dave L - No vote

SSL Protective Covenant Non-Conformance and SSL POA Lake Board Enforcement:

- . The Lake Board reviewed a reported exterior lighting (and motion sensor) issue. After two on-site visits, the reported condition was confirmed. There is a non-compliance issue that will be documented, and lot owner notifications will be sent. Homeowners were not present to discuss this condition directly.

Per SSL’s Protective Covenant XXII: (paraphrased) All external lighting fixtures must be shielded to direct light downward and within the lot owners’ property lines. Flood lighting that illuminates areas beyond the owner’s property lines can only be used for short periods of time, and lighting fixtures that are activated by motion detectors should only be triggered by (large animal or vehicle) activity on the owner’s property.

It has been noted that several other (similar) external lighting nonconformances exist in the community, which the Lake Board may also be obligated to address.

New Business: (Dave L)

Next Board Meeting Date, Time, and Location (second Monday of each month):

By agreement, the final regularly scheduled Lake Board Meeting for 2026 will be conducted via Zoom on Monday, October 12, 2026, at 4:00 PM.

Motion to Adjourn:

Motion	A motion was made to adjourn the meeting at 5:36 PM.	
First	Dave L	
Second	David R	
Discussion	None	
Vote	Passed	Unanimous approval

Meeting Adjourned at 5:36 PM

Minutes Respectfully Submitted

David Lester

Secretary