

Silver Springs Lake Property Owners Association

July 13, 2026 - Board of Directors Meeting Minutes

Date: Monday, July 13, 2026

Time: 4:00 PM

Location: Bryan Sowatzke's House

Address: N9037 East Silver Springs Drive

Attendees: Bryan Sowatzke (President), Neil Howell (Vice President), David Lester (Secretary), Kevin Streetar (Treasurer), Deborah Hoff (Architectural Committee), and Dave Richter (via Zoom)

Excused: None

Motion(s) made between Board meetings:

Motion made: 6/5/26; Motion called: 6/10/26

Motion - 6/5/2026	To approve the Board of Directors' minutes from the June 1, 2026 meeting.	
First	Bryan Sowatzke	
Second	Neil Howell	
Discussion	None	
Vote	Unanimous	Neil, Bryan, Dave, David, Kevin, Deb = Yes;

Meeting was Called to order by the Lake Board President (Bryan) at 4:04 PM

President's Report: (Bryan Sowatzke)

- Protective Covenant Error Corrections - Filed Document Change Review:
Covenant Article II: County Zoning Law Variances granted to individual residents Cannot Override Association Covenants
Remove this change. Action 2 voting result was 92-Yes, which is short of the minimum 112-Yes votes required.
Covenant Article XXV (B) 1: Changes to retaining wall and seawall covenant
Remove this change. It was not voted on and added in error.
Next steps:
After the documents have been prepared and approved by the Board of Directors, the Association President, Vice President and Treasurer will meet with and review the red-lined Covenant document and the change justification cover letter with Attorney Tom Lorensen. The Attorney will prepare final documents, which will be Certified by the President and Treasurer, notarized, and filed with Marquette County, by Attorney Tom Lorensen's office.
- Who will mail Newsletters, Election Ballots, and Special Reports?
The Secretary and Treasurer will jointly decide who (which person) will prepare, address, and mail Association newsletters and other communications, which must be sent to recipients via the US Postal Service (USPS)
- The June Newsletter was not distributed (by oversight). The Secretary is following this up with the Website Administrator. USPS mailings will be made as well. The July Newsletter will be posted within a week or two.

- POA email, website posts, and social media posts:
 - Facebook, Nextdoor, and other social media or print-media posts will be approved by the Board before posting. Exception to this is for weed harvesting updates during the harvesting.
 - Posts on the Community Bulletin Board will be made by the Secretary after approval by the Board.
 - Long-term paper document filing and retention are managed by the Secretary.
 - Association website posts will be made as directed by the President or Vice President.
 - Friends of Silver Springs Lake Facebook page posts will be presented to the FB Page Administrator.
- Boat Launch Ramp Opening Protocol:
 - Requests to unlock the boat launch ramp should be made by phone the day before and again just prior to the desired launch or loading time. Key holder contact lists with phone numbers are available at the boat launch ramp and on the Association website.
 - Lake Board Members and other authorized key-holders are accountable for verifying that boat owners are residents, that launched boats (and trailers) are free of any biological contaminants, and that the boats have (or will have) 3-inch lot number decals in contrasting colors, affixed on both sides (left and right rear quarter panels, toward the stern.)
 - Board Members discussed the idea of providing residents with keys or installing a lockbox containing keys (with keypad passcodes). It was agreed that a coded lockbox lacks security and would increase the possibility of unauthorized visitors (non-residents) launching and using their boats on our private lake. This would also lessen our ability to protect the lake from contamination by invasive plants and microorganisms, including zebra mussels, which might be introduced on trailers and boats that are not inspected at the launch.

Secretary's Report: (David Lester)

Prior to this meeting the June 1st BOD meeting minutes were approved via email by motion from the President (see above). These minutes have been posted on the Association website.

Treasurer's Report: (Kevin)

- The current Treasurer's Report (2026 Income and Expense Report / Budget) and the updated Multi-year Income and Expense Forecast were reviewed & unanimously approved by motion.

Motion 1	To accept the Treasurers report.	
First	Bryan	
Second	Neil	
Discussion	None	
Vote	Approved	Unanimous

- Budgeted payments made since the last Board meeting (\$900.00) and payments to be made in the coming month (\$1,800.00) were reviewed. No unanticipated transactions are taking place.
 - Payments made since last Board Meeting:
 - Go Daddy: URL Hosting \$203.88
 - Nancy Atkins: Annual Meeting snacks \$49.95
 - Deb Smith: Annual Rummage Sale Marketing \$26.41

■ Amazon: Gift Cards to Joyce Jaeger, Kay Castillo, Peter Zopf and Terry Klaves \$250.00

■ IRS: Annual Taxes \$371.00

- Payments to be made this month:

- Alliant \$147.51

- Neshkoro Fire Dept. \$140.00 (Golf outing raffle)

- Sentry Workman's Comp Ins \$900.00 (Amount is TBD at this time)

- Liability Insurance \$578.00

- The 2026 Dues Collection Status was reviewed: (Payments were due by May 31st, 2026)

- Collection Progress:

- As of April 20: \$53,360.00 - 52%

- As of May 11: \$71,640.00 - 70%

- As of June 1st: \$83,320.00 - 80%

- As of July 12th: \$99,400.00 - 96%

Unpaid dues from eight (8) lot-owners are 'typical' for this time of year.

- The approved Treasurer's Report (2026 Budget) and Multi-year Income and Expense Forecast Reports will be posted to the private 'Financial Reports' section of the Association website.
- Reported expenses included the appreciation awards announced at the Annual Meeting. The Board approved one additional award, which will be presented to Ray Braun for his nine (9) years of service on the Lake Association's Board of Directors, most notably as our leading member of the Architectural Committee. Thank you, Ray!

Motion 2	To give Ray a \$100.00 gift card for his 9 years of service on the BOD.	
First	Neil	
Second	Kevin	
Discussion	None	
Vote	Approved	Unanimous

Community Events Committee Report: (Reported Deb Hoff)

Meeting minutes provided by chairperson Deborah Smith on 6/25/26 will be posted on the Association website. The Golf Outing and the July 4th Boat Parade were both very well attended. Photos submitted by email to info@silverspringneshkoro.com will be posted on the Association website.

Hosts are needed for several stops on the Pontoon Boat Poker Run to be conducted on September 12th and event leaders are needed for the Kids Fish Jamboree scheduled for September 6th. Volunteers are encouraged to contact Deborah Smith at their earliest convenience!

Architectural Committee Report: (Deb Hoff)

The current Construction Activity Ledger Report was reviewed.

- 10 projects initiated in 2025 have been completed, plus an additional three (3) that were started this year.
- We have five (5) active projects; two of these were (2) started in 2025.
- In all, these projects were for (1) New Home, two (2) major home & garage Renovations, four (4) new Detached Garages, two (2) new Sheds, three (3) Pergolas, Screen porches, or Gazebos, and four (4) open Patio, Deck or Walkway additions.
- No new applications were submitted for review and approval at this meeting.

Lake Preservation Committee (LPC) Reports: (David Lester)

Weed Harvesting Program:

The first APM Weed Harvesting campaign was terminated early, after 25 hours of the planned 40 hours of service, because lake weed growth was very light. The unused 15 hours have been banked for use as needed during one of the next two campaigns. A full report has been posted on the Association website.

The second Lake Weed Harvesting Campaign will take place during the week of July 27th.

Shoreline Maintenance Program:

LPC Members have summarized the Shoreline Maintenance Services performed by Aquatic Plant management's 'Riparian Service' crew members and by Silver Mist Landscaping's mechanical Eco-Harvester work. See the Shoreline Maintenance Program (SMP) Services Report on the Association Website.

Inlet Stream Nutrient Testing Project:

As reported in the June Newsletter, we have been testing water samples from the inlet stream to determine whether high levels of dissolved Phosphates and Nitrates are coming into our lake from upstream sources.

We are happy to report that the water quality in our inlet stream could hardly be better. When our mean concentrations are compared to the ranges for Phosphates and Nitrates described for uncontaminated lakes and streams in North America, our Phosphate levels are near the mid-point, and our Nitrate levels are in the lowest 10% (levels below what is seen in samples taken from 80% of pure groundwater sources.) See the website for a full report.

SSL Administration Maintenance:

An additional panel has been added to the Community Entry Sign at Highway-E and East Silver Springs Drive, to stop light shining at drivers heading east on Highway-E after dark. The sign received a new coat of paint as well. Thank you to Neil Howell for this work!

New Business: (Bryan)

- Future Board meeting dates, time and location
 - o Second Monday of the month at 4:00 PM
 - o Bryan Sowatzke's house: 9037 E Silver Springs Drive
 - August 10, 2026
 - September 14, 2026
 - October 12, 2026

Motion 3	To adjourn the meeting.	
First	Kevin	
Second	Dave	
Discussion	None	
Vote	Approved	Unanimous

Meeting adjourned at 6:11 PM.

Respectfully submitted,

David Lester
Secretary