

Silver Springs Lake Property Owners Association

9/8/2025 Board of Directors Meeting Minutes

Approved on September 29, 2025

Location: David Lester's House, N9029 East Silver Springs Drive

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

Excused: None

Motion(s) made between Board meetings:

None

Call to order: (Dave)

Call to order: 9:39 AM

President's Report: (Dave)

- Covenant Non-Conformance (CNC) Ledger Review
 - 26 CNC event-occurrences have been reconciled and/or documented
 - Two (2) CNC Notifications are open
- Boat Launch:
 - Chain comes down in the fall – Saturday Morning of Labor Day Weekend
 - Chain goes up for winter – Mid October
 - Chain comes down in spring – May 1st
 - Chain goes up for the summer – After Memorial Day (Monday)

Secretary's Report: (Bryan)

- Approval of minutes from 8/12/2025 meeting.

Motion 1	To approve the Board of Directors Meeting Minutes from the August 12, 2025 meeting.	
First	Bryan	
Second	Deb	
Discussion	None	
Vote	Approved	Unanimous

Treasurer's Report: (Kevin)

- Spending Activity Ledger Report
 - Payments made since last board meeting
 - Shirley Lashay - \$400.00 (Christmas Party Contribution)
 - Alliant Energy - \$134.39 (Lake Aerator Pump Electricity)
 - APM - \$24,300.00 (June and August Weed Harvesting)
- Dues collection update: All dues have been paid.

Motion 2	To approve the Treasurer's report.	
First	Bryan	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Special Events Committee Report: (Nate)

- Little Book Library (Depository): Joe Hemmerich built the Association a book case, which will be installed in October. The preapproved budget is \$500.00
- Kids Fishing Derby and Boat Poker Run Event (and Picnic): Recaps and pictures will be posted to the Association Website
- Nate will determine the planned event dates for 2026 and advise accordingly

Architectural Committee Report: (Ray and Deb)

- Activity Ledger Report was reviewed
- Decks, concrete and decorative stone paver Patios, Fire-pits and Hardscape lot improvements must all comply with the 20' setback from the lake shoreline
- New construction planning requests for review: None are pending at this time

Lake Preservation Committee (LPC) Report: (Dave)

- No Wake Buoy Replacement:
 - The old buoys (6) are in bad shape and need to be replaced
 - New buoys cost around \$265- each
 - Buoy-top Solar Light pricing will be determined
 - The Board discussed instituting an "Idle Speed" No Wake Buoy option
 - A "5 MPH" No Wake Buoy option will also be discussed prior to purchase
 - A 2026 Maintenance budgeted-expense entry will be created for this
- August 2025 Lake Preservation Program Activity Report:
 - An Executive Summary of the report was provided to the Board Members for review and discussion
 - The 5-page Report will be E-mailed out and posted on the website

Lake Preservation Committee (LPC) Report (continued):

- Nutrient Testing Program update:
 - Samples are being collected and tested to determine whether an excessive amount of chemical nutrients are coming into our lake through the inlet stream. Testing will continue for a full year to establish an accurate data 'baseline'
 - If justified, a nutrient absorption bag use program will be implemented
- Aquatic Plant Management (APM; Minocqua, WI) Weed Harvesting Program:
 - Weed harvesting yields and Navigation Lane clearing for the first two APM weed harvesting Campaigns have been disappointing.
 - The final weed harvesting campaign for 2025 will take place during the week starting September 29th
 - The LPC will GPS-map and prioritize weed beds for the APM-harvesting
 - APM has added 16 hours to this harvesting session to help address the areas of excessive weed growth.
- Shoreline Maintenance Program Options for 2026:
 - The Hockney weed cutter, equipped with a large rake, did not work for shoreline weed removal. It will be parted-out and scrapped or sold 'as-is' if possible.
 - LPC Members are working with two companies to develop two (2) different (beach and swimming area) Shoreline Maintenance Service programs for 2026. Multiple homeowners will have to work as-a-group, to negotiate multi-day service provider contracts. The Lake Association (proper) will promote these services and WILL NOT be involved with contracting or project coordination
 - Aquatic Plant Management (APM) is expected to offer a multi-day service for a three man work crew to cut and clear weeds, and to rake muck away from the lake bottom, in swimming areas and around docks, from the lakeshore out 35 feet, toward the navigation lane (15 feet past the dock-ends.)
 - Silver Mist (Waupaca, WI) is expected to offer a multi-day service to mechanically remove weeds from near-shore out to the navigation lane boundary, using its Eco-Harvester (a weed-pulling-harvester that can operate in as little as 2 feet of water.) Unlike a work crew, the Eco-Harvester would (roughly) remove weeds and Chara Algae and reduce muck accumulations, but not all the way to shore or right next to docks or around irrigation system-inlet piping. Homeowners would have to complete the restoration to a firm sand bottom on their own.
 - Program details (scope and pricing definition) are not available until spring, 2026

SSL Administration Maintenance:

- Entry Sign Relocation and Maintenance
 - Tree trimming has been completed
 - The Entry Signs cannot be relocated, due to setback 'grandfathering'
 - The photocells will be replaced and the halogen spotlights will be replaced with comparable LED fixtures, for both entry signs, before winter arrives.
- Membership Directories and Web Site Posting - Privacy Concerns:
 - Some people want access to everyone's contact information
 - Some people do not want their private contact information shown
 - The abbreviated directories on the website will remain unchanged until a 'straw poll survey' can be conducted to determine a community consensus
- S&G Excavating
 - Boat Launch Roadway Improvement (straightening and resurfacing) and the elimination of the rock pile at deep-end of launch ramp is scheduled for the week of October 5th.
 - The noted separation of slabs may be an unavoidable and recurring (perennial) ice-heaving effect. S&G will even out the slabs somewhat by running the large excavator back and forth on the ramp a few times.
- The Lake Association Website "Home" page will be modified to accommodate an "Announcements" section
- The Association Website "Services" page will be reformatted to become a "Frequently Asked Questions" (FAQs) page
- Nate Lehner is using drone video footage and photographs taken during construction of the Association Boat Launch and Pier to produce a historical video. It will be posted to the Association Website when it is complete.
- Video footage of Aquatic Plant Management (APM) Weed Harvesting, and Diver Assisted Suction Harvesting (DASH) operations will soon be posted on the Lake Association Website

New Business:

- Next Board of Directors Meeting:
Next Meeting: Tuesday October 14, 2025; 9:00 AM (Zoom access is needed)
Location: David Lester's Home - N9029 East Silver Springs Drive

Motion 3	To adjourn.	
First	Kevin	
Second	Nate	
Discussion	None	
Vote	Approved	Unanimous

Meeting Adjourned at 11:06 AM

Respectfully submitted,
 Bryan Sowatzke
 Secretary