

Silver Springs Lake Property Owners Association

5/11/2026 Board of Directors Meeting Minutes

Approved on June 1, 2026

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

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

Excused: Nathan Lehner (Vice-President) and Raymond Braun (Architectural Committee)

Guests: Deborah Smith (Special Events Committee) [via Zoom], and Terry Klaves (Lake Preservation Committee) [via Zoom]

Motion(s) made between Board meetings:

Motion made on 11/13/2025; Motion called on 11/14/2025

Motion - 11/13/2025	To approve the spending of up to \$2,600.00 on the new Buoys and labels.	
First	Nate	
Second	David	
Discussion	None	
Vote	Passed	David, Kevin, Bryan, Ray = Yes; Nate & Deb = Not Voted

Motion made on 11/18/2025; Motion called on 11/24/2025

Motion - 11/18/2025	To approve the Board of Director's minutes from the November 11, 2025 meeting.	
First	Bryan	
Second	David	
Discussion	None	
Vote	Passed	David, Kevin, Bryan, Deb, Nate, Ray = Yes

Call to order: (David)

- Meeting called to order at 4:02 PM

President’s Report: (David)

- New BOD member welcome
- SSL POA BOD Task Matrix copies provided for review
- Officer elections will be conducted at the June 1st, 2026 Board Meeting

Secretary’s Report: (Bryan)

- November BOD Meeting Minutes approved (See above)

Treasurer’s Report: (Kevin)

- Spending Activity Ledger and Treasurers report Review & Approval
- Payments made since last board meeting
 - Dock Builders: Buoy Labels \$306.18
 - WI Department of Finance \$25.00
 - Alliant Energy \$40.42
 - Cabella’s: No Wake Buoys \$1,835.64
 - Alliant Energy: Aerator Electricity \$16.70

- WDATCP: Fish Farm License \$37.50
- Alliant Energy: Aerator Electricity Onterra LLC: \$2,745.00
- Farmers and Merchants Bank: Stop Payment \$15.00
- Alliant Energy: Aerator Electricity \$23.32
- Bryan Sowatzke: 26-27 Ballot and Invoice mailing \$813.99
- Alliant Energy: Aerator Electricity \$22.52
- Amazon: Print Ink Cartridge \$37.97
- Neshkoro area Community Center: Gym Rental \$100.00
- Neshkoro area Community Center: Cleaning \$50.00
- Amazon: Print Cartridge \$94.94
- Alliant Energy: Aerator Electricity \$24.12
- Jody Reetz: Snow Plowing \$750.00
- Aquatic Biologists: Aerator Diffuser Cleaning \$249.13
- Fleet Farm: Anchor Block and Chain for new No Wake Buoys \$249.17
- Ace Hardware: Boat-Launch Padlock Keys \$9.24
- Aquatic Biologists: Diffuser Cleaning: \$281.00
- Payments to be made this month (estimates)
 - Alliant Energy: Aerator Electricity \$20.00
 - Gift Cards: Volunteers: \$400.00
 - Go Daddy: Software \$95.88
 - Go Daddy: Website and Maintenance \$203.88
 - Annual Meeting: Coffee and Donuts \$76.00
 - Sign Payments Electrical: (2 properties, \$100.00 each) \$200.00
 - Granger: Aerator Diffuser Pump Exchange \$192.72
- 2026 Dues: (Due May 31st)
 - Collected
 - As of April 20 - 116 or 52%
 - As of May 11 – 156 or 70% (This is typical for this time of year)
- 2026 Draft Budget presented verbally.
(Printing issues were encountered with the old version of Quickbooks)
- Budget 2026-2027 presented
 - Net income is projected to be \$22,000.00
 - Cash reserve is projected to increase to about \$71,000.00
 - Where are the budgets located on the website?
 - In a private page titled “Financials”
- 2026-2027 Multi-year Expense Forecast review
 - Kevin will email the updated 2026 Budget and Expense Forecast report files, which will also be distributed at the Annual meeting.
 - Budget and Expense Forecast report files will also be posted to the Association Website, within a new private page, entitled “SSL POA Financial plans (Members Only)”
- Annual Meeting Budget Presentation

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

Special Events Committee Report: (Deborah Smith)

- Meeting Minutes – Executive Summaries are posted on the SSL website.
 - Send the meeting minutes and correspondence to David until the new Board Liasson is appointed on 6/1/26
- Golf Outing event planning is on track
 - Golf, dinner, prizes, and a 50/50 raffle with the proceeds going to the Neshkoro Fire Department are planned
 - Available Board and Committee Members should be present for the check presentation (donation) to the Neshkoro Fire Department.
- Spring Lakes Community Rummage Sale planning is on track
 - Fliers and Signage are being prepared (within budget)
 - The Hidden Springs Lake community will not be participating.
- Annual Meeting - Coffee & Doughnut presentation planning is on track
- Boat Parade and Pot-Luck Dinner Event plans are on track
 - Both 250th Anniversary and Disney-Movie themed entries are welcome
- Fishing Jamboree event needs volunteer leaders. The hosts from last year are taking a year off.
- Poker Run and Stan-O-Gene Park pot luck dinner plans are on track
- Debbie will Present an EC Activity overview at the Annual Meeting

BOD Administration:

- Covenant & By-Law related Straw Poll questions will be removed from the Agenda for the Annual Meeting, in consideration of time constraints.
- Board Members will consult with Attorney Tom Laurensen regarding the process for removing Covenant Section XXV (B) 1. This Covenant change relating to retaining walls and Seawall Height limitations, was introduced without proper review and voting-approval.

Motion 2	In the copy of the Protective Covenants posted on the website and filed with Marquette County, to have Covenant Section XXV (B) 1 removed and to consult with the attorney as to the process. This covenant section was never voted on.	
First	Neil	
Second	Deb	
Discussion	None	
Vote	Approved	Unanimous

Architectural Committee Report: (Deb)

- Construction Activity Ledger Report - Updates
- New Construction Applications for Review and Approval
- 2025 and older records archived with Secretary
- Annual Meeting 2024/2025 Construction Activity Summary Review

Lake Preservation Committee (LPC) Report: (Terry Klaves)

- Annual Meeting Presentation Review
 - Significant Lake Aging (eutrophication) is marked by weed growth and muck accumulation, caused by natural and man-made nutrient build-up
 - Due to nutrient accumulation, shallow sloping lakebeds, and clear water, manmade lakes show signs of significant lake aging within decades
 - Aging in natural lakes tends to evolve over several centuries
 - Without intervention, the lake's recreational value is severely diminished
 - The inevitable end result is a wetland peat bog, or no Lake
- Lake Preservation Program Activities:
 - The key to reversing lake aging is the removal of nutrients which otherwise accumulate and feed plant and algae growth.
 - The processes used prior to 2024, weed cutting and controlling weed growth with chemical herbicides, provided temporary recreational improvements without addressing the root cause.
 - Our weed harvesting program is the most cost effective and eco-friendly means available to slow lake aging and enhance our lake's outstanding recreational value (boating, fishing, and swimming).
 - Our standing goal is to remove 30 truckloads of nutrient rich weed biomass per year, which we believe is significantly more than Mother Nature puts into our lake each year
- 2026 APM Weed Harvesting Program: (Terry)
 - Campaign Schedule:
 - 40 Hrs. – Early June
 - 56 Hrs. – Mid July
 - 56 Hrs. – Late August
 - Budget Cost:
 - \$50,500.00
 - Time will tell whether more aggressive nutrient removal activity is warranted. We are studying targeted hydraulic dredging and building our cash reserves to support this activity as soon as 2029/2030.
- Inlet Stream Nutrient Testing - Status Report (David Lester)
 - Testing to date indicates (expectedly) that we have below average levels of chemical Phosphate and Nitrate nutrients in our inlet stream. It originates as the outlet stream from Hidden Springs Lake (another manmade & spring fed lake) and passes through a wetland area before passing through one farm field and entering Silver Springs Lake

- We will continue to take samples and use the remaining test reagents (Reagents purchased in 2025. No new reagents will be purchased.)
- Shoreline Maintenance Program (SMP) - Status Report will be presented at the Annual Meeting by Tony Mainiero
 - APM - Riparian Services: Cutting Weeds and raking the shoreline within swimming and areas and boat docks, to achieve a firm sand bottom
 - Silver Mist on-shore (ECO Harvester) Weed Harvesting: Removes most weeds and disrupts muck accumulations from water depths of 4 Feet, out to distances of 40 feet from the shoreline. Lot owners must perform finish raking to achieve a uniform, firm sandy lakebed.

SSL Administration Maintenance: (David)

- Entry Sign – East Silver Springs Drive:
 - Paint the back of the sign, recently exposed by tree removal
 - Plant low-growing junipers (3 @\$200- ea) behind the sign to block light that shows through to night-time drivers traveling East on County Highway E. (Lot owners have provided their permission.)
 - These activity costs are in the 2026 budget.

Website Updates (David)

- A new “Special Events and Announcements” page is now active on the Association Website, directing our residents to new information (sources).
- Personal contact information for most of our lot owners is available on the Association Website in a newly created Private Page. Public and Private versions of these Directories are sorted by Name and by Lot Number.
- As noted above, Budget and Expense Forecast report files will be posted to the Association Website, within a new private page, entitled “SSL POA Financial plans (Members Only)”
- The Board would like to have a volunteer who would reformat the information found on our website “Services” page, to create a more modern "Frequently Asked Questions (FAQs) Page”

New Business: (Bryan)

- Next meeting date, time and location: (Second Monday of each month)
 - Monday, June 1, 2026 at 4:00 PM
(Ongoing Board Meetings will be on the second Monday of each month at 4:00 PM.)

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

Meeting Adjourned at 7:06 PM

Respectfully submitted,

Bryan Sowatzke
Secretary