

Silver Springs Lake Property Owners Association

11/11/2025 Board of Directors Meeting Minutes

Approved on November 24, 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), Deborah Hoff (Architectural Committee) [via Zoom], and Raymond Braun (Architectural Committee)

Excused: None

Motion(s) made between Board meetings:

Motion made on 10/21/2025 via email, vote called on 10/27/2025

Motion - 7/15/2025	To approve the Board of Directors Meeting Minutes from the October 14, 2025 meeting.	
First	Bryan Sowatzke	
Second	Kevin Streetar	
Discussion	None	
Vote	Approved	David, Bryan, Kevin, Deb – Yes; Nate and Ray – Not Voted

Call to order: (Dave)

- Meeting called to order at 9:35 AM

President's Report: (Dave)

- Covenant Non-Conformance (CNC) Update / Ledger Reviewed

Secretary's Report: (Bryan)

- October BOD Meeting Minutes approved
- Covenant & By-Law Update File & Straw Poll Ledger Reviewed
 - If BOD members hear of possible concerns from property owners, forward them to Bryan for addition to the ledger

Treasurer's Report: (Kevin)

- Spending Activity Ledger and Treasurers report Review & Approval
 - Payments made since last board meeting
 - Boat Launch Drive Update - S&G Excavating: \$ 2750.00
 - Sign Lighting and Component Updates – Zernach Electric: \$653.14
 - Alliant Energy: \$140.42
 - Fish Stocking – Silver Moon Springs: \$5,008.50
 - Admin. – Amazon (Copier Ink – DL): \$16.85
 - Admin. – Walmart (Copy Paper & Pens – DL): \$14.48
 - Payments to be made this month
- Deferred to Spring 2026: Diffuser Cleaning: Aquatic Biologists: \$281.00
- 2026 Dues: \$460.00 per lot; Revenue: \$102,120.00.

Treasurer's Report (continued): (Kevin)

- 2026 Draft Budget & Multi-year Budgeted Expense Forecast: Change Review
 - APM Weed Harvesting Program: \$50,500.00
- “No Wake / 5MPH” Buoy Purchase
 - Budget Cost: \$2,000.00 ((Review: Fiscal 2025 funding vs. 2026)
 - Buoy and Label Order:
 - Buoys 2025
 - 5MPH Labels
 - 5MPH or less is considered “No Wake”
 - Phone apps like “Commander Compass” have speed (MPH) built into the app.
 - We will use available funds to purchase the buoys and labels.

Motion 1	To accept the Treasurers report.	
First	Nate	
Second	Ray	
Discussion	None	
Vote	Approved	Unanimous

Special Events Committee Report: (Nate)

- Meeting Minutes – Executive Summary for SSL Website posting
 - Nate will get this to Dave for posting
- Establish and Post Dates for 2026 events on the SSL Website
 - 2026 Dates for events:
 - Annual Association Meeting – May 30, 2026
 - SEC will manage the Donuts, Juice and Coffee at the Annual Meeting like they did last year. We really appreciate this, thank you.
 - Rummage Sale – June 6, 2026
 - Golf Outing – June 20, 2026
 - Boat Parade – July 4, 2026
 - Kids Fishing Jamboree – August 30, 2026
 - Poker Run – September 12, 2026
 - Trunk or Treat – October 24, 2026
 - Christmas Party – December 5, 2026

Motion 2	To approve the \$500.00 Budget for the golf outing.	
First	Nate	
Second	Deb	
Discussion	None	
Vote	Approved	Unanimous

BOD Administration:

- Board Member Responsibilities / Task List Update Report (Deb)
 - The Responsibilities and Task List were updated and coordinated

Architectural Committee Report: (Ray and Deb)

- Construction Activity Ledger Report – Updates
 - Reviewed updates
- New Construction Applications for Review and Approval
 - No new applications for review and approval
- 2024/2025 Construction Activity Summary Updates
 - Reviewed updates

Lake Preservation Committee (LPC) Report: (Dave)

- LPC October Report: The October report was broken down into the following documents for Email and Post to Website
 - Weed Harvesting Program update
 - Fish Stocking: 1,920 5-8" Walleye Fingerlings – Released 10/25/2025
 - Inlet Stream Nutrient Testing Program Report
 - Boat Launch Ramp and Drive Improvement Report
 - Shoreline Maintenance Program (SMP) Services Report
 - APM Restoration Crew:
 - Offer will be sent out in the next couple of weeks
 - Silver Mist ECO Harvester: [\$4.00/ft+\$50.00 – Marker Kit]
 - Offer will be sent out in the next couple of weeks
- Proposed 2026 APM Weed Harvesting Program:
 - Campaign Schedule:
 - 40 Hrs. – Early June
 - 56 Hrs. – Mid July
 - 56 Hrs. – Late August
 - Budget Cost:
 - \$50,500.00 (No change in fee structure)

SSL Administration Maintenance: (Dave)

- Entry Sign Maintenance: Post Report to Website
 - Relocation is not possible.
 - Setback distance is "Grandfathered" by Marquette County
 - New Lighting Fixtures configuration and Electrical Upgrades are not budgeted
 - 2024 Straw Poll of residents was against 2025 sign replacement / update
 - Photo Sensors, LED Floods and GFCI Receptacles were replaced 10/7
 - When traveling west to east on County E, you can see the light under the sign on East Silver Springs Drive and could be a distraction to traffic.
 - A board will be added to block the light.

SSL Administration Maintenance (continued): (Dave)

- Boat launch Improvements Report: S&G Excavating – Post to Website
 - Gravel mound at deep end of ramp was leveled on 10/6/2025
 - Access lane straightening and new gravel – 10/14/2025
 - New sign at the boat launch addressing the visitor boats and the requirement for washing and rinsing your boat prior to launching. (Nate)
 - Cost Approximately \$300.00

Website Updates (Dave)

- Website structure will be worked on.
 - Pull down menus are not right and will be updated to function for their intended purpose.
- “Special Events and Announcements” Page - prototype review (Peter Zopf)
- "Frequently Asked Questions" (FAQ) Page - prototype forthcoming (Peter Zopf)
- Historical Video is being produced (Nate Lehner) - Documenting the Boat Launch and Pier Construction project (Spring-2024)

New Business: (Bryan)

- Next meeting date, time and location
 - Spring 2026 TBD

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

Meeting Adjourned at 11:11 AM

Respectfully submitted,

Bryan Sowatzke
Secretary