



Silver Lake Association (SLA)

MEETING TYPE: Annual  
MINUTES TYPE: Proposed

August Meeting Minutes

Date: July 9, 2022  
Time: 8:30 AM- 10:10 AM  
Location: Charcoal Corral

Call to Order

Meeting called to order at 8:30 am by Bob Capurso, President

Meeting Attendance

Roll Call

Executive Committee

President – Bob Capurso  
1st Vice President – Betsy Kent  
2nd Vice President - Bob Martin  
Secretary – Brian Kinsman  
Assistant Treasurer – Cathy Volk

Tract Directors

Peggy Phillips, Bob martin, Larry Bauer, David Boersma, Jeff Miller, Bernie Hartman, DJ Starner, Pete Gross, Jim Musclow, Judy Baumer, Randy Steltermann, Bill Maurer, Wayne West, Jim Biddle, Peter Goszewski, Frank Bright, Barb Petrie, Mike Bellamy, Karen Norton

Alternate Tract Directors

Steve Re, Don Starner, Tim Herman, Kathie Musclow, Kelly Paganelli, Sue West, Sue Hettler, Bonnie Bright,

Guests

Judy and Dean Winston, Jim Smost, Bonnie Smost, Carolyn Koziel, Adam Koziel, Mary Kay Barton, Margie Stellah, Ed Stellah, Joan Mordessi, Tammy Lathan, Al Lynk, Mickey Lynk, Kristen Thompson, Mark Emmerson, Mary Emmerson, M Hanzly, Joe Rivellino, Dawn Hillery, Susan Probst, Michelle Hess

Voting Directors/acting Alt. Dir./Exec. Comm. – 31

Others - 23

Total in attendance – 54



Pledge of Allegiance/Prayer

**Welcome-Bob C.**

If you have Silver Lake apparel please put your name in the hat for Sally to collect names

Heather from lac Life said apparel was not ready she will get that out ASAP.

**Annual Meeting Special Guests**

**Directory Cover Winners – Lorie Green and Family**

Presented with a \$50 Charcoal Corral Gift Card by Mark Emmerson who is in charge of directory

Charlie and Eloise in the yard looking across, the kids were not allowed going to the boat without an adult and they are watching their grandfather prep the boat

This one exemplified what Silver Lake was about

**Boat Parade Winners – Sally**

7 pre-registrations and 10 other entered at the time of the parade

17 aquatic vehicles were entered in the parade

Thank you to Dave Richardson who paced the paraders around. Hannah Quigley jetski'ed around the hand out participation cards and to judges DJ Starner and Bob Bausch family and to Bob Capurso for judging

Honorable Mention: Lego Mania

Most Creative: Baby Shark

Most Patriotic: American Icon

Best Theme Pirates of Silver Lake: Jaws

President's Choice: Beehive

**Special Award – Koziel Family**

Jeff Miller presenting award to Koziels - have been on the lake since 1952 have always done business on the lake that has evolved over the years. Presenting a plaque to the Koziels for their years of dedication to the lake



**Boat Steward – Jenelle Grigelevich**

Asks a few questions to each boat that launches from the NYS boat launch. Tries to make sure that no invasive species gets in or out of Silver Lake. Second most fresh water behind Michigan of any state in the US.

Invasive species have no known predators, nothing to consume or eat it, and pushes out native species.

Currently zebra mussels, pondweed, etc. in Silver Lake.

Clean, drain, and dry boat before entering the lake

#1 water body to be aware of is Cayuga, they have hydrilla that is extremely invasive so if you have been in Cayuga remove all plants use carwash, wipe down with a towel dry. Hydrilla grow 4” per day on either end so it chokes out a lake extremely quickly and affects fish population

Average around 50 boats per day. July 4th weekend had 200 boats one of the days in and out

Have worked at Canandaigua, Honeoye, Braddocks Bay, Irondequoit, Conesus, and chose Silver Lake this summer

At the launch Fri-Mon from 8 AM- 6 PM through Mid-August

**Realtor – Joe Rivellino**

snapshot of NYS from the state view of real estate and the market

home prices soar across NY as mortgage rates climb, home prices are climbing across NYS current rates 4.89% in April to 5.32% in May for 30 year rates. First time over 5 since January of 2010

Median sale price to 480,000 in May 2022 35.2% year over year. 25 consecutive months sale prices have increased

Closed sales up 12.2% in May

New listings falling under 5% year over year in May

Inventory of homes across NYS has declined 18% year over year and remains a concern

6-6.5 month supply is considered a balanced market we are currently at 2.8

Locally: interest rates are climbing more inventory stays on market a little bit longer which causes eventually a decrease in the number of sales that happens. Waterfront continues to hold value and exceed expectations.

Even if the market stabilizes from sellers market to a stable market our area will remain fairly stable in value. Values are up and they are likely to stay up for a while. It will not be a quick change in value of current homes. Fewer multiple offers with DOM increasing and some price reduction signs on listings which hasn't been the case the last few years.



Multiple buyers bidding on homes is what drives market and market pricing. Assessment of value takes into consideration a lot of things but bidding wars are not taken into account. Majority of sales that are seen locally are cash and lenders are not involved.

Silver Lake Institute: re-assessments increased drastically where there has to be some sort of adjustment on rate compared to value. Value is based on what a buyer is willing to pay. Rate per Thousand should be adjusted in a downward way as the value increases. The rate adjustment does not happen overnight but should trickle down.

North end dredging does not have strong impact on buyers. No specific home qualifications for cottages or lake homes. Buyers more concerned with location, on waterfront, and potential. How many to sleep in a lake home is most important.

What do people out of town want to know about the area? Rarely do we get a question about water quality from a potential buyer about Silver Lake. Some are already educated on the lake but many do not ask. Majority of buyers are still in state (specifically west - Buffalo), however there are some out of state purchases.

List price vs sale price was 89% around Silver Lake

In general we are not seeing investment properties or rental units, maybe once in a while but not as primary buyer intention.

### **10 Minute Break**

### **What's New Around the Lake?**

Nothing new to report

### **Approval of May 2021 Minutes – 5 minutes – Thank you Brian**

Motion: Wayne West                      2nd: Larry Bauer

Motion: Ayes: All      Nays: Zero                      Motion: Accepted

### **Treasurers Report - 5 minutes – Cathy – Thank you Cathy**

See attached report

Motion: Bob martin                      2nd: Randy Steltermann

Motion: Ayes: All      Nays: Zero                      Motion: Accepted

### **Memberships/Directories/Stickers/Plaques – 5 Minutes – Bob/Betsy**

Still have some more placards available if needed. Stickers are also available. Directories are with Betsy if you need more please see Betsy any that are extra please turn into Betsy.



Bob Connolly from Connolly printing has 3 additional boxes left at the shop if needed. Sold business but would like to continue doing the directory for the next 3 years if possible. Directories cost about \$1200 last year maybe charge people to enter their pictures into the directories

**Flares/Ring of Fire - July 3rd – 5 Minutes**

Any flares that are outstanding please return to Bob so that all flares are returned back and go back to Elitsac and we get a credit for them. They will be collected at the conclusion of this meeting. Slip goes to CLEAN and they see a monthly balance every month until we order more.

Successful Ring of fire with excellent participation and it looked good all the way around the lake thanks to all for distributing to the residents

**Boat Parade – July 4th - 5 Minutes - Sally C.**

See boat parade winners under guest speaker sections above.

**Homeowner of Distinction Award – 5 min – Leslie Kunze**

We have some nominees. Leslie couldn't attend today but this will be presented in August. Additional nomination sheets are available today.

**Water Quality – 15 Minutes – Frank Bright**

See attached water quality report.

Dam remains broken and is leaking. It has been leaking since it was installed we have found out. 1 cu. ft./second is required by state law to run water treatment plant. Dam is currently leaking 1.3-1.4 ft/second. If more water in lake it leaks faster. It has been leaking because of the compression cord. Everyone agrees that it leaks (installer, manufacturer, and village). Disagreement is on who is at fault.

Coffer dam will be installed at Walker St bridge at fall of this year. Dewater outlet and repair the dam. Third party vendor coming in to determine cause. It is being repaired in fall and then it will be determined who is at fault.

What about Walker St Bridge? most likely next year but they were surveying the bridge a few days ago

Lake level at end of June was 95" just after July 4th it was 93" it is below 93" this morning.

HABs are discussed yearly. One reported at the State Boat Launch this year a small green area it is not actually tested. NYS says if it is green it is harmful.

Dredging no new report

Silver Lake Experience in early August - August 4th is presentation from Todd Shuskey at Perry HS and his students about their work on Silver Lake

Sewer system - we have been in contact with Town of Castile Supervisor. Primary issue is discussion of backup power to electrically powered lift stations along sewer line. Good thing conceptually but the issue is how



do we get power down there. They want to put a generator and run gas lines to the generator through people's properties. Trying to get mtg with Town of Castile so folks know what is happening.

Planting session still being worked on

Japanese Knotweed bane of existence for last calendar year. Finally sprayed last Thursday. Sprayed everything but the golf course.

Golf Tournament: 14 teams are signed up. 20 team cap. Deadline is the 18th.

Baskets: 3 baskets are in hand. we need around 30. Get them to Frank ASAP.

Volunteer sign up sheet is in the back today. Please sign up to help. Details are in directory.

Temperature array worked for 6 days. The terrestrial module failed at that time and they are working to fix it.

Perry HS and group are measuring core samples in sediment to determine what has happened to the lake over time. Looking at nutrients and different micro-creatures beneath surface. We received a set of samples and took to UB and all the sample lettering washed off. Core sample difficult to determine the time frame of how long the sample goes back. Go down about 3 feet to get measurements from 1800s.

Still looking for a diver for a diver day.

NYSFOLA mtg October 22nd at Moonwinks in Cuba NY. To discuss bitcoin mining. Seneca Lake permit for mining was not approved from NYS. Short term rentals to be discussed as well. Silver Lake Institute has regulations for rentals and they are currently capped. Town of Castile are working on rules and regulations that will apply to AirBNBs and short term rentals. They will be allowed but there will be county bed taxes charged. Please give thoughts on short term rentals to Frank or Betsy Kent.

No major pollutants in the lake. Most problematic here are nutrients. Increased phosphorus and nitrogen from surrounding farms. Most are legacy nutrients. Nutrients that were already there. If we could get rid of nutrients in sediment we would be in great shape. That is a fantasy and cannot happen. The nutrient concentration in sediment is not uniform throughout lakebed. Nutrient concentration is highest where the tributaries enter into the lake.

Nortons bought the property in 1998 and had 10' of water. Down to 15" of water in their house now. Circulation time through outlet and exiting is 3.5 years.

**Old Business – 5 minutes each - Web Site and Facebook.**

Michelle Hess was secretary years ago and agreed to take over website and facebook page as well as newsletters and communication/emergency information to people around the lake. In order to do this we have to change bylaws to reflect corresponding secretary as part of executive committee.

Motion: Frank Bright                      2nd: Randy Steltermann

Motion: Ayes: All      Nays: Zero                      Motion: Accepted



**Crabby Bill's Docks – Docking and Mooring Laws**

Planning meeting with Perry and Castile working on putting a cap on extension of docks into the lake. Has to go through planning boards and town boards. Will take 5-6 months to work through all necessary permits to limit the dock length for the whole length. DEC permitted them 400' without any town knowing. Residential is limited to 100'. Trying to limit length to 200'

**Totes- Meeting with Jim Brick**

Mtg with Jim Bragg led to mtg with Jim Brick to try to iron out what happened at the top of the lake. Becky Ryan is going to get everyone set up with a mtg. Prentice and Private Dr 12 will be alerted as to when that meeting is.

A lot of dialog regarding trash/totes. Nothing specific discussed or solved end moral to the story is that Waste Management/County/Village/Towns botched rollout. SLA will place ad in penny saver discussing SLAs role in the totes.

**Lac Life on Main St. - Heather**

Received \$33 from apparel fundraiser. Go see her shop.

**New Business – 5 Minutes –**

Ruthanne Vitigliano to fill in for Dave Nasca of Country Club South no one wants to do it. She will not attend meetings but she will help with flares and directories temporarily

Sue Hettler, Tract Director of Luther/Wheaton; Pete Goszewski, Asst. Tract Director of Luther/Wheaton both have taken over from Karen Cecchini

Motion: Frank Bright                      2nd: Don Starner  
Motion: Ayes: All      Nays: Zero                      Motion: Accepted

Next Meeting – Aug 13th 8:30 AM Charcoal Corral

Fun Theme – Ron Norton Hawaiian Shirt Day

Meeting Adjourned      Meeting Adjourned

Motion: Don Starner                      2nd: Peggy Phillips  
Motion: Ayes: All      Nays: Zero                      Motion: Accepted