**Silver Lake Association Annual Board Meeting Minutes**

**June 7, 2025**

**Board Members Present**: Brad Ellenberger, Kevin Gramlich, Maryanne Ellenberger, Sarah Hedin, Jon Steiner, Darrel Crimmins, James Wymer, Dan Ritts

**Members Signed**-**In**: Cindy Crimmins, Alison Gramlich, Scotty Roberge, Cathy Cutler, Carol Milligan, Pam Fink, Paul Hedin, Daryl and Rose Sweger, Deb Bressler, Julie Douville, Kathy Kunkel, Leslie Romesberg, Deb Steiner, Mark Ream, Rex Hall, Lee Margot, Andrew Dutton, Travis Over, John and Deb Taylor, Jennifer Hoke, Brenda Himes, Scott and Kathy Webb

**President’s Report** – Brad Ellenberger

Thanked Scotty Roberge for her years of service on the Board. Welcomed Dan Ritts and James Wymer to the Board

**Announcement By Ken Boyer**

We have an eagle’s nest near the lake with an eaglet ready to fledge. Those who would like to receive Ken’s photo email messages should give him their name and email address. Photos of eaglet and sign-up sheet passed around.

**Call for Approval of Minutes 2024 Annual Meeting** – Brad Ellenberger

Call for motion to approve minutes for 2024 Annual Meeting. A member suggested that minutes be amended to include information about the change of insurance company and increased premiums. Darrel Crimmins motioned to approve minutes as amended. Sarah Hedin seconded the motion. All were in favor and the motioned passed.

**Treasury Report** – Maryanne Ellenberger reported for Tom Imblum (Treasurer)

Members asked for more information or clarification about attorney's fees, vendor fees, and Mortar house sale fees collected. Answers were provided.

**Collections Report**- Maryanne Ellenberger gave the collections report.

There are 10 homeowners that are in arrears and are in the hands of our Attorney.

**Dam Repairs Update** – Kevin Gramlich

H&H Report was approved by DEP. The slow response from DEP regarding next steps may reflect the lower risk rating of the lake. Tom Imblum’s colleagues at his engineering firm in the Civil Engineering Dam Department recommended that we explore the possibility of reinforcing the earthen dam and using it as an additional spillway. We are waiting for a response from DEP before we move forward with this plan.

**Silt Maintenance Update** – Brad Ellenberger

Silt was cleared near the island for the first time in 20 years. The project still needs to be completed by renting a machine to till and smooth the soil on the island, planting more grass, and removing sand bag barriers. Regular maintenance will be necessary to control plant growth, including bamboo. When completed, the island could be used by members to possibly store watercraft, hold meetings, and/or enjoy recreational activities. Members expressed appreciation for the work done. Some members expressed concern about noise and traffic on Cardinal Lane if the island is used recreationally.

**Lake Maintenance Update** – Darrel Crimmins

Spray treatments to reduce algae recommenced in May and will continue monthly through September. Members commented that the lake looks better since being treated. Pucks to reduce muck are being used in a new five-acre test area by the earthen dam and will continue twice per month through September. Kevin and Darrel measured the effect of last year’s muck reduction treatment and reported a decrease of ½ inch of muck. Members asked if they can purchase and distribute pucks. They can throw as many pucks as they want into the water because there is no harm from increasing the amount. Darrel will verify this information and get information to the members if they wish to order pucks.

**Lake Improvement Ideas** – James Wymer

Now that the silt and algae are being addressed, the island might be used recreationally, perhaps as a community park for members. James asked members to share ideas with him. He also mentioned installing “sludge boxes” to reduce the amount of hand-dredging in and near the feeder streams and the lake.

**Water Test Results** – Sarah Hedin

A handout was distributed with test results. The lake meets all thresholds including e-coli within range for a recreational lake. Members said they are pleased at the water quality but noted that the lake is muddy in appearance. Brad attributes the muddy appearance to an over-abundance of carp. Brad also noted the feeder stream feeds cold, clean water into the lake, but the stream needs to be cleared often.

**Pending Legal Issues Update** – Darrel Crimmins

The lawsuits of SCLA v. ten homeowners who did not pay fees are in progress. Next steps will be pre-trial conferences and potentially a trial. The hope is that all cases will be resolved by the end of 2025. Stock and Leader was acquired by another law firm but there will be no change in fees. The lawsuit of Webb and SCLA v. SCLA and Board Members by Name is in progress. Motions by SCLA and Board Members by Name to dismiss the case have been denied by Judge Todd Platts. Motions by Webb and SLCA to have the case ruled in their favor are pending decision. The case is currently in the discovery phase. Next steps could be depositions. Members asked about costs associated with the lawsuits, the possibility of negotiation, and expected timeline. Darrel noted that costs are in the Treasury Report and public details about the cases can be found on the York County Court website.

**Preserve Silver Lake Fund Update/ Give Local** – Paul Hedin

All monies donated to the Silver Lake Fund are dedicated to maintenance of the lake. Donors from Give Local contributed $1,300 this year, and the current total amount in the fund is $45,157.88.

**Work Party Update** – Jon Steiner

Participation at work parties has been very bleak, often comprised of Board members. Work parties are 1-2 hours long and labor intensive. Smaller jobs can be done in between work parties. Those who typically attend the work parties would appreciate the labor being divided among more members, each doing what they can to contribute. Members who cannot physically do the work are welcome to invite a guest to help.

Members asked that a list of projects and tasks be emailed and a sense of direction provided for all jobs, big and small.

**Maintenance Fees Discussion** – Darrel Crimmins

The current dues were set over ten years ago in 2014. While SLCA funds currently cover expenses, the cost of lake maintenance has increased and will continue to increase. The current dues will not be able to keep up with future expenses. The Board discussed the possibility of raising fees and/or eventually levying a special assessment and request input from members. Members provided feedback by debating the pros and cons of

* raising fees now gradually in anticipation of increased expenses to prepare in advance
* stepping up fees when necessary as costs are identified
* levying a special assessment when costs of major projects are identified

Members agreed that they would like to see the numbers and possible scenarios to consider, then have a special meeting to discuss the options. A motion was made by Travis Over and seconded by Scott Webb for the Board to do so, but no vote was taken because it was then deemed unnecessary since all were in agreement that the Board would provide the numbers and scenarios, then hold a special meeting. Members then shared specific ideas for fundraising activities. The Board encouraged the members to email that information to the Board and for Members to assist in heading up approved fund raising efforts.

**Vote for Board Members**-Maryanne asked if there were any nominations from the floor. There were none. We proceeded to the Vote for the four open seats on the Board. The names on the ballot were Tom Imblum, James Wymer, Darrel Crimmins and Dan Ritts. Julie Douville and Pam Fink tallied the votes. There were some write in nominations that were not permitted. The write in nominations were not counted.

Tom Imblum-34

James Wymer-40

Darrel Crimmins-41

Dan Ritts-39

Tom, James, Darrel and Dan will serve on the Board for 2 years.

**Maryanne Ellenberger motioned to adjourn, Sarah Hedin seconded the motion. All were in favor. Meeting adjourned.**