



Lakecliff POA Annual Board Meeting – January 21, 2023

Location: One Church in Spicewood

When: 10:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of November 5, 2022 Quarterly Board Meeting Minutes, 2022 Financials

- Meeting Called to Order by Mike Lange
- Certification of Quorum was announced and noted with 62% of POA Members voting for Quorum
- Attendees were:
 - Mike Lange– POA Board President
 - Kent Graham – POA Board and Treasurer
 - Nancy McCormick – POA Board Director
 - Dan Wittner – POA Board Vice President and Secretary
 - Bob Randle – ACC Committee Representative
 - Pat Trojanowsky – Cottage and Villa Committee Chair - Zoom
 - Stacy Jackson – Goodwin Property Manager
 - Beverly Graham
 - Matt Colangelo
 - Ira Wallance
 - Elaine Wallace
 - Roger Hawks
 - Sharon Hawks
 - Dicky Laney
 - Donna Laney
 - Doyle Wilson
 - Paul Giangerra
 - David Longoria
 - Sally Stiles
 - Mary Jane
 - Sheri Strehle
 - Bill Butin
- November 5, 2022 Quarterly Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board

Board Election Announcement

- Mike announced that Nancy McCormick had been elected to the POA Board. She was uncontested and her term began January 1, 2023.



Year in Review

- Mike began by saying that the POA Board had a busy year. With many accomplishments which will be covered in the presentation.
- Mike then Welcomed the new POA Members

Welcome to Our New Homeowners

- Coy Scruggs
- Stuart and Anne Rowe
- Jeffery and Tracie Cain
- Tim and Kim Debner
- Nancy McCormick
- Seamus and Paula McNabb
- Scott and Julie Walther



6

- Mike continued by talking about the areas of focus for the year and Actions taken

2022 A Busy Year

- In 2021, we began a journey to understand all the things that impacted our lifestyle
 - Electric
 - Water
 - Sewage
 - Roads
 - Irrigation
 - Lakecliff Life Amenities
- 2022 was very focused on the viability and long-term sustainability of Lakecliff



7

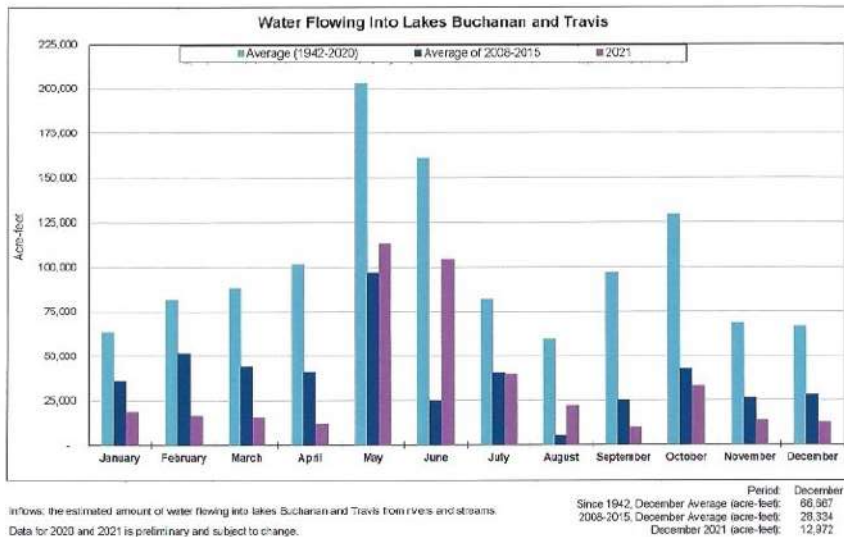
Actions Taken

- Financial Stability long-term – 5 Year Financial Plan developed and implemented
- Security in the Community – Researched, approved and began implementation of State-of-the-Art solution that will help us better control the safety of our community
- Roads – Evaluated several times the conditions of our roads and once we saw deterioration, we acted to protect our biggest asset and develop an ongoing maintenance plan to keep them in order
- Fences – Evaluated ~9,000 feet of our fence lines and took action to repair and paint the entire stretch of fences....More work to be done but we took a big step forward
- Drinking water and sewage – We renewed our work with Aqua Texas to ensure we have drinking water and sewage in the future. We created a joint task force with Barton Creek Lakeside to address immediate issue with Aqua Texas. The task force is now focused on how we can affect the LCRA in conjunction with Aqua Texas, Travis County, Burnet County, Central Texas Water Coalition and our legislative representatives. The Highland Lakes are central to our water and amenities, and we must continue to act
- Irrigation – We reviewed our current infrastructure and identified issues around cut-off valves and check valves to help us stop the loss of water. We have identified all cut-off valves and have had them exposed so we can contain a section that is leaking without shutting the entire system down. Also, check valves are being put on all water meters to stop back-flows which lose water.



8

- Mike discussed the water situation and presented a graph provided by the Central Texas Water Coalition



9

- Drinking water for the community and long term sustainability will continue to be a focus of the POA Board
- Mike continued and thanked all the people that have been so helpful in supporting the community



Thank You

In 2022, we added new volunteers to the POA Board and New Committees as well as added 14 new Homes in Lakecliff

- Kent Graham - Treasurer
- Nancy McCormick – Board
- Scott Walther - Board
- Pat Trojanowsky – Cottages
- Steve James - ACC
- Bob Randle - ACC
- Greg James – ACC
- Laurie Chapman – Community Engagement

Special Thanks to those who served early in 2022 on the Board and helped us formulate our Vision for the future

- Laurie Chapman
- Laura Riddle
- Al Bishop



10

2022 Financial Review

- Kent walked through all the financial for 2022 in detail.
- Kent started with reviewing each Department in the financials and then Consolidated View of all POA Financials
- Kent emphasized that the 2022 Financials we not final and no vote to approve them occurred

Q4 Financials - POA

Lakecliff on Lake Travis POA
Income Statement - POA
Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
Assessments - Annual POA	202,805.37	202,980.00	(174.63)
Lot Mowing Fee Allocation	20,697.26	16,400.00	4,297.26
Interest Income	755.00	2,400.00	(1,645.00)
Key/Remote Fee	190.00	3,000.00	(2,810.00)
Late Fee	321.93	780.00	(458.07)
AR Fee Income	660.00	175.00	485.00
NSF Fees	(25.00)	-	(25.00)
Total Income	226,404.56	225,735.00	(330.44)
Expense			
Administrative Expenses			
Accounting	475.00	500.00	(25.00)
Bank Charges - Return Pymt	70.00	-	70.00
Copies	2,043.20	945.00	1,098.20
Admin-AR Fees	4,817.00	400.00	4,417.00
Legal Expense	27,698.87	15,000.00	12,698.87
Management Fees	13,713.00	13,713.00	-
Meeting Expense	1,415.00	875.00	540.00
Postage/Delivery	569.46	355.00	214.46
Social Events	2,176.97	2,500.00	(323.03)
Website Maint	950.00	2,340.00	(1,390.00)
Website Hosting	322.26	312.00	10.26
Ins-D & O	-	1,900.00	(1,900.00)
Ins-F&EC or Package	5,153.00	3,020.00	2,133.00
Ins-Liability	774.25	-	774.25
Taxes-Property	-	650.00	(650.00)
Total Administrative Expenses	60,178.01	42,510.00	17,668.01



12



Q4 Financials - POA

Lakecliff on Lake Travis POA
Income Statement - POA
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Landscape			
Landscape-Common Area Seasonal	14,504.19	10,000.00	4,504.19
Landscape-Lot Mowing	16,600.00	14,400.00	2,200.00
Landscape-Common Area Recurring	62,678.69	49,428.00	13,250.69
Landscape-Supplies	2,807.69	2,800.00	7.69
Landscape-Repair	250.00	-	250.00
Landscape-Sprinklers	1,253.76	1,500.00	(246.24)
Total Landscape	98,084.33	78,128.00	19,966.33
Property Expenses			
Access Ctrl-Maint	1,409.90	3,000.00	(1,590.10)
Entry Gate Maintenance	11,000.00	1,000.00	10,000.00
Fence Maint/Repair	14,946.00	-	14,946.00
Mailbox/Guard House Maint/Repair	1,487.50	1,000.00	487.50
Landscape Lights	2,070.00	200.00	1,870.00
Maint/Repair	6,210.26	2,220.00	3,990.26
Security/Monitoring	3,107.84	39,996.00	(36,888.16)
Security Personnel	-	39,996.00	(39,996.00)
Signage Install/Maint	563.74	3,500.00	(2,936.26)
Street Light Maint/Repair	-	200.00	(200.00)
Water Feature Maint	325.00	180.00	145.00
Total Property Expenses	41,120.24	91,292.00	(50,171.76)
Utility Expenses			
Electric	2,366.11	2,520.00	(153.89)
Tel/Cell/Pager	1,599.24	1,320.00	279.24
Total Utility Expenses	3,965.35	3,840.00	115.35
Total Operating Expense	203,347.93	215,770.00	(12,422.07)
Operating Income (Loss)	22,056.63	9,965.00	12,091.63
Non-Operating Expenses			
Security Project - expenditures	119,713.75	-	119,713.75
Road Maint/Repair	75,470.08	-	75,470.08
Debt Service - Security Project Interest Expense	604.41	-	604.41
Non-Operating Expenses	195,788.24	-	195,788.24
Fund Change - Cash Increase (Decrease)	(173,731.61)	9,965.00	(183,696.61)



13

Q4 Financials - Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
Irrigation System Revenue	76,381.74	53,031.00	23,350.74
Irrigation System - Set up fees	17,500.00	37,500.00	(20,000.00)
Total Income	93,881.74	90,531.00	3,350.74
Expense			
Irrigation			
Meter Reading	4,624.20	4,836.00	(211.80)
Raw Water	64,549.08	60,227.00	4,322.08
Raw Water - Res. Water Facility	8,800.00	9,600.00	(800.00)
Repairs - POA Irrigation	4,810.09	5,000.00	(189.91)
New Meters	3,969.81	1,500.00	2,469.81
Total Irrigation	86,753.18	81,163.00	5,590.18
Total Operating Expense	86,753.18	81,163.00	5,590.18
Fund Change - Cash Increase (Decrease)	7,128.56	9,368.00	(2,239.44)



14



Q4 Financials - Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
Irrigation System Revenue	76,381.74	53,031.00	23,350.74
Irrigation System - Set up fees	17,500.00	37,500.00	(20,000.00)
Total Income	93,881.74	90,531.00	3,350.74
Expense			
Irrigation			
Meter Reading	4,624.20	4,836.00	(211.80)
Raw Water	64,549.08	60,227.00	4,322.08
Raw Water - Res. Water Facility	8,800.00	9,600.00	(800.00)
Repairs - POA Irrigation	4,810.09	5,000.00	(189.91)
New Meters	3,969.81	1,500.00	2,469.81
Total Irrigation	86,753.18	81,163.00	5,590.18
Total Operating Expense	86,753.18	81,163.00	5,590.18
Fund Change - Cash Increase (Decrease)	7,128.56	9,368.00	(2,239.44)



14

Q4 Financials - Development

Lakecliff on Lake Travis POA
Income Statement - Development
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
Arch Review Fee	32,000.00	37,500.00	(5,500.00)
New Construction Mgmt Fee	28,000.00	105,000.00	(77,000.00)
Gate Access Fee	4,000.00	-	4,000.00
Total Income	64,000.00	142,500.00	(78,500.00)
Expense			
Administrative Expenses			
Development Services	59,645.00	72,550.00	(12,905.00)
Total Operating Expense	59,645.00	72,550.00	(12,905.00)
Fund Change - Cash Increase (Decrease)	4,355.00	69,950.00	(65,595.00)



15



Q4 Financials - Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
Cottage Landscape Maintenance Allocation	27,757.23	30,124.00	(2,366.77)
Cottage Landscape Seasonal Allocation	34,492.35	4,000.00	30,492.35
Sprinklers Repair Revenue - Cottages	866.45	1,000.00	(133.55)
Total Income	63,116.03	35,124.00	27,992.03
Expense			
Landscape			
Landscape-Cottage Recurring	40,383.45	30,120.00	10,263.45
Landscape-Cottage Seasonal	4,874.38	4,000.00	874.38
Landscape-Cottage Sprinkler Repairs	4,376.63	1,000.00	3,376.63
Total Landscape	49,634.46	35,120.00	14,514.46
Total Operating Expense	49,634.46	35,120.00	14,514.46
Fund Change - Cash Increase (Decrease)	13,481.57	4.00	13,477.57



16

Q4 Financials - Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Income			
POA Income			
Assessments - Annual POA	202,805.37	202,980.00	(174.63)
Lot Mowing Fee Allocation	20,697.26	16,400.00	4,297.26
Interest Income	755.00	2,400.00	(1,645.00)
Key/Remote Fee	190.00	3,000.00	(2,810.00)
Late Fee	321.93	780.00	(458.07)
AR Fee Income	660.00	175.00	485.00
NSF Fees	(25.00)	-	(25.00)
Total POA Income	225,404.56	225,735.00	(330.44)
Cottage Income			
Cottage Landscape Maintenance Allocation	27,757.23	30,124.00	(2,366.77)
Cottage Landscape Seasonal Allocation	34,492.35	4,000.00	30,492.35
Sprinklers Repair Revenue - Cottages	866.45	1,000.00	(133.55)
Total Cottage Income	63,116.03	35,124.00	27,992.03
Development Services Income			
Arch Review Fee	32,000.00	37,500.00	(5,500.00)
New Construction Mgmt Fee	28,000.00	105,000.00	(77,000.00)
Gate Access Fee	4,000.00	-	4,000.00
Total Development Services Income	64,000.00	142,500.00	(78,500.00)
Irrigation Income			
Irrigation System Revenue	76,381.74	53,031.00	23,350.74
Irrigation System - Set up fees	17,500.00	37,500.00	(20,000.00)
Total Irrigation Income	93,881.74	90,531.00	3,350.74
Total Operating Income	446,402.33	493,890.00	(47,487.67)



17



Q4 Financials - Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
 Period 1/1/2022 To 12/31/2022

Expense	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
POA Administrative Expenses			
Accounting	475.00	500.00	(25.00)
Bank Charges - Return Pymt	70.00	-	70.00
Copies	2,043.20	945.00	1,098.20
Admin-AR Fees	4,817.00	400.00	4,417.00
Legal Expense	27,698.87	15,000.00	12,698.87
Management Fees	13,713.00	13,713.00	-
Meeting Expense	1,415.00	875.00	540.00
Postage/Delivery	569.46	355.00	214.46
Social Events	2,176.97	2,500.00	(323.03)
Website Maint	950.00	2,340.00	(1,390.00)
Website Hosting	322.26	312.00	10.26
Ins-D & O	-	1,900.00	(1,900.00)
Ins-F&EC or Package	5,153.00	3,020.00	2,133.00
Ins-Liability	774.25	-	774.25
Taxes-Property	-	650.00	(650.00)
Total Administrative Expenses	60,178.01	42,510.00	17,668.01
POA Landscape Expense			
Landscape-Common Area Seasonal	14,504.19	10,000.00	4,504.19
Landscape-Lot Mowing	16,600.00	14,400.00	2,200.00
Landscape-Common Area Recurring	62,678.69	49,428.00	13,250.69
Landscape-Supplies	2,807.69	2,800.00	7.69
Landscape-Repair	250.00	-	250.00
Landscape-Sprinklers	1,253.76	1,500.00	(246.24)
Total Landscape	98,094.33	78,128.00	19,966.33



18

Q4 Financials - Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
 Period 1/1/2022 To 12/31/2022

Expense	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Property Expenses			
Access Ctrl-Maint	1,409.90	3,000.00	(1,590.10)
Entry Gate Maintenance	11,000.00	1,000.00	10,000.00
Fence Maint/Repair	14,946.00	-	14,946.00
Mailbox/Guard House Maint/Repair	1,487.50	1,000.00	487.50
Landscape Lights	2,070.00	200.00	1,870.00
Maint/Repair	6,210.26	2,220.00	3,990.26
Security/Monitoring	3,107.84	39,996.00	(36,888.16)
Security Personnel	-	39,996.00	(39,996.00)
Signage Install/Maint	563.74	3,500.00	(2,936.26)
Street Light Maint/Repair	-	200.00	(200.00)
Water Feature Maint	325.00	180.00	145.00
Total Property Expenses	41,120.24	91,292.00	(50,171.76)
Utility Expenses			
Electric	2,366.11	2,520.00	(153.89)
Tel/Cell/Pager	1,589.24	1,320.00	269.24
Total Utility Expenses	3,955.35	3,840.00	115.35
Cottage Expenses			
Landscape-Cottage Recurring	40,383.45	30,120.00	10,263.45
Landscape-Cottage Seasonal	4,874.38	4,000.00	874.38
Landscape-Cottage Sprinkler Repairs	4,376.63	1,000.00	3,376.63
Total Cottage Expenses	49,634.46	35,120.00	14,514.46



19



Q4 Financials – Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
Development Services Expenses			
Development Services	59,645.00	72,550.00	(12,905.00)
Total Development Services Expenses	59,645.00	72,550.00	(12,905.00)
Irrigation			
Meter Reading	4,624.20	4,836.00	(211.80)
Raw Water	64,549.08	60,227.00	4,322.08
Raw Water - Res. Water Facility	8,800.00	9,600.00	(800.00)
Repairs - POA Irrigation	4,810.09	5,000.00	(189.91)
New Meters	3,969.81	1,500.00	2,469.81
Total Irrigation	86,753.18	81,163.00	5,590.18
Total Operating Expense	399,380.57	404,603.00	(5,222.43)
Operating Income (Loss)	47,021.76	89,287.00	(42,265.24)
Non-Operating Expenses			
Security Project - expenditures	119,713.75	-	119,713.75
Road Maint/Repair	75,470.08	-	75,470.08
Debt Service - Security Project Interest Expense	604.41	-	604.41
Non-Operating Expenses	195,788.24	-	195,788.24
Fund Change - Cash Increase (Decrease)	(148,766.48)	89,287.00	(238,053.48)
POA	(173,731.61)	9,965.00	(183,696.61)
Irrigation	7,128.56	9,368.00	(2,239.44)
Development	4,355.00	69,950.00	(65,595.00)
Cottages	13,481.57	4.00	13,477.57
Consolidated	(148,766.48)	89,287.00	(238,053.48)



Beginning Fund Balance	250,530.06
Projected Fund Change - 2022	(148,766.48)
Projected Ending Fund Balance - 2022	101,763.58
Operating Fund Reserve	101,763.58
Non-operating Fund Reserve	-

20

Q4 Financials – Balance Sheet

Lakecliff on Lake Travis POA
Balance Sheet
As of 12/31/2022

Assets

Cash

Checking - Western Alliance	21,396.46
Money Market Account - Western Alliance	34,706.78
Money Market Account - United Heritage	9,961.26
Money Market Account - Arrowhead Bank	144,520.85
Money Market Account - United Heritage - Basic Business	500.00
Total Cash	211,085.35

Total Assets

211,085.35

Liabilities & Equity

Prepayments	6,360.18
Arrowhead Bank Loan	102,961.59
Total Liabilities	109,321.77

Equity

Beginning Fund Balance 1/1/2022	250,530.06
Fund Change	(148,766.48)
Ending Fund Balance	101,763.58
Total Liabilities & Equity	211,085.35

Allocation of Ending Fund Balance

Operating Fund Reserve	101,763.58
Non-Operating Fund Reserve	-
Total Fund Balance	101,763.58



21

Infrastructure

Security

- Dan moved into the Infrastructure section starting with Security update
- Dan mentioned we were making good progress with getting the new solution in place
- Cameras were up and running and being monitored
- Finalizing all entry credentials with an anticipated start date with of February 7th

Security

- Final stages of installation
 - On demand guards at front gates
 - New 4K cameras with motion sensors that can be monitored remotely by guards
 - New gate technology to allow for member access and guest access through separate gates
 - Vendor management software for members and POA to better manage our community guests that provide gardening, deliveries, maintenance and building contractors
- You will be able to use your current Squiggles
- Everyone will receive a PIN Passcode. If you wish to change it, please go to the Golf Club and the staff can make a change
- If you get to the gate and need help, push the Guard icon and they will help you enter
- Training is being scheduled for 2 live training sessions the week of January 30th. These will be recorded and posted to the Lakecliffonlaketravis.org website under Home Owner Information
- Step by step document for the Mobile App and Desktop already are posted there



Security

- How do I get trained on the new software?
 - Come to the online Training sessions by our provider
 - Mobile - Review the comprehensive mobile guide that is provided on Lakecliff.com
 - Computer desktop – Review the comprehensive Desktop guide that is provided on Lakecliff.com
 - Ongoing Assistance – Go to the Golf Club and the staff can work with you (POA has worked out an arrangement with the Golf Club to help anyone who needs it)
- What do I need to do?
 - Once you receive your individual e-mail to create a user login, get on and set-up your login credentials
 - All member data has been uploaded into the software so it should be ready to go once you login
 - Go online and validate your information
 - Enter your ongoing guests or vendors you want to have ongoing access
 - Add your license plate information and any other personal information you wish

Roads

- As Scott was not able to join the meeting, Dan continued with the Roads update
- Dan discussed the priorities in 2022 and Actions Taken

Roads

- POA Board met with Lone Star Paving in Late September 2022 – Jim Ramming
- Examined all roads
- Determined that there had been significant deterioration in road conditions due to the Drought and heat as well as construction traffic
- Board decided to take immediate action to protect our roads beginning with most affected spots
- Area addressed were at the entry of Lakecliff, along Cliff Point and Cliff Crossing as well as other spots (See Map)
- Costs for the 1st wave of work completed in early October were ~\$75,000
- Plans are being developed for 2023 to include Gallery Drive and some areas for sealing
- Annual ongoing maintenance of roads to be ~\$70,000 to \$100,000



Road Priorities



Road Actions



Road Actions



Irrigation Updates

- Dan continued discussing the Irrigation update

Irrigation Discussion

- POA continues to evaluate cost of irrigation water to the residents
- In 2023, our costs of water will increase by \$0.18 per thousand
- In 2022, the POA anticipates losing ~\$11,000 on irrigation water
- The majority of the issue is driven by lost water in the system and repairs
- What are the causes?
 - Frail infrastructure – Pipes are old with potential for leaks
 - Meters have had issues in working appropriately
 - No Check Valves on meters
 - Shut-off valves have not been identified to Shut-off an area of leakage in order to fix
 - Today, when we have a leak, we shut the system down and drain the water to enable fixing....losing thousands of gallons of water



Actions Taken

- All new homes get meter with check valves. Will be rolling out to the rest of the community in Q1' 2023
- Identified all Shut-off valves. In final stages of having access to all of them.
- 2023 Rate Monthly Schedule for Water Usage is \$4.38 per thousand
- Options for consideration in the future are Tier based pricing on consumption



34

Aqua Texas Update

- Mike and Dan discussed the multiple conversations with Aqua Texas
- Dan presented some of the Actions Taken

Current State with Aqua Texas

Actions Taken to date

- Reviewed new Aqua Texas plant facility and found it to be state of the art
- Met with new President of Aqua Texas to discuss contingencies and have a plan developed if we reach 620 feet in Lake Travis
 - Lakecliff is self sufficient at this time; however, if there is an issue with our well, we will shift to lake water
 - If the lake is not sufficient, we will shift to tanker trucks bringing in water (Aqua Texas has 4 tankers for this purpose)
- Aqua Texas President is fully behind our efforts for water conservation. They have offered their lobbying team effort to support this initiative.
- Meeting planned in Q1' 2023 to discuss Re-use of Type 1 effluent. More to come after Aqua Texas provides the POA how they could achieve this
- Upcoming meeting with Joe Don Dockery, Burnet County Commissioner and Ann Howard, Travis County Commissioner and other politicians to discuss LCRA and water issues and strategy
- Meeting with broader group of people to develop a plan of advocacy – Framework to be finalized post the Joe Don and Ann meeting



36



Drought Contingency and Water Conservation

- Dan continued with a reminder for the community regarding the current water restrictions and the POA Member’s responsibility

Water Conservation - Reminder

LCRA Notice

“Due to extremely dry conditions throughout the basin, LCRA is implementing drought response Stage 1 under the Drought Contingency Plan

You and other domestic use, temporary, and landscape irrigation and recreational use water customers should continue following the maximum twice-per-week watering schedule:

Wednesdays and Saturdays for addresses ending in odd numbers.
Thursdays and Sundays for addresses ending in even numbers.
Hours: Midnight to 10 a.m. and 7 p.m. to midnight.”

- The POA Board has sent out a recent notice to the POA Members regarding this
- The POA Board has posted on our website Lakecliff.com the Aqua and Lakecliff Drought Contingency Plans and the Water Conservation Plan
- LCRA has mandated that we move to 2 days a week watering schedules going forward



38

Committee Updates

Community Engagement

- Nancy and Dan presented some of the great things we have seen in the community. Especially, the Community Christmas Party that the POA participated in with the Lakecliff Golf Club
- Dan mentioned as part of the 5 year plan for amenities presented last year that the POA wants to continue to partner with the Golf Club and Tennis Club to provide even more meaningful events in 2023
- Here is the recap of the presentation

Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff

Busy Year in 2022

- ✓ New Welcome Packet
- ✓ New Closing Packet
- ✓ New Ways to communicate with residents (Text, Video Messaging, etc...)
- ✓ Install Message Boards at the Mailboxes to post key information on the community
- ✓ Add monthly Lakecliff Update - via e-mail and posted at the Message Boards
- ✓ Work with POA Board on amenities outlined in the 5 year plan to enhance resident's lives
- ✓ Build the Lakecliff Brand every day!



41

Community Engagement Committee

The Mission of the Committee

Engage with the entire community to foster the positive and welcoming vision that is Lakecliff

Since the November Board Meeting

- ✓ Added Christmas Lights to the Guard house and added festive Red Bows to the Gates – A new look in 2022
- ✓ Supported the Community Christmas Tree lighting!!! With a Hayride, caroling, food for the guests and our special guest...Santa
- ✓ Over 150 people joined the event with so many children...who all got presents....
- ✓ More to come in 2023!!!



42

Community Engagement Committee



ACC

- Bob Randall presented 3 areas the ACC has been focused on which were Construction Activity, Committee Focus and ACC Jurisdiction
- One question was raised by Joe Colangelo regarding the Golf Club and their working hours. He wanted to know if we could mandate activities there. Bob let him know that the ACC had no jurisdiction on construction or working hours of the Golf Club.

ACC

Construction Activity

- New home starts continue to decline
- Anticipate 1 new custom home start in Q1 2023
- Currently monitoring 14 active projects (3 completed since Nov 05 POA Board Mtg)
 - 9 projects are custom builds for individuals
 - 5 projects are custom spec homes
 - 5 spec homes are complete and available
 - No new spec homes anticipated until some inventory is sold

Committee Focus

- ACC Packet is posted & becoming a valuable resource for the community
- Working closely with Home Owners on landscaping design and timing of plantings while still under extreme drought conditions
- Continuation of filing Non-Compliance and Violation notices

ACC Jurisdiction

- The Lakecliff Golf Club is not a part of the POA and therefore the ACC has no authority regarding the activity there with their current re-model



Cottage and Villa Committee

- Pat Trojanowsky discussed his busy year
- He had multiple items that the Cottages and Villas were concerned about
- Pat led the charge to identifying and resolving many of the key concerns

Cottage and Villa Committee

The Mission of the Committee

Create a Voice for the Cottage and Villa Community to enable the POA Board to listen to suggestions and concerns and work towards ensuring the highest quality of life for these owners

MISSION

- Complete Landscaping projects of 2021 and 2022

UPDATE

- All Landscaping is complete

MISSION

- Of 14 Cottages, 9 were in desperate need of painting and exterior repair

UPDATE

- Of the 9, 8 have been painted and repaired with one final Cottage to be updated in late January

MISSION

- Painting of Chimney Caps

UPDATE

- Of the 9 Cottages that have new paint, only 2 have the required paint (Sherman Williams Black Fox Paint for Metal Surfaces) The other 7 have been painted but not with the correct color

MISSION

- Tree trimming is the responsibility of the Cottage Owners – Several trees are in desperate need of trimming

UPDATE

- All trees have been trimmed to an acceptable condition



47

Cottage and Villa Committee

The Mission of the Committee

Create a Voice for the Cottage and Villa Community to enable the POA Board to listen to suggestions and concerns and work towards ensuring the highest quality of life for these owners

MISSION

- Parking of Private Golf Carts in Common Area

UPDATE

- Issue was addressed at the November 5, 2022 Board Meeting and substantial progress has been made by the Cottage Owners to resolve the issue

MISSION

- Cottage Owners requested to move to a Monthly billing for all yard maintenance

UPDATE

- Monthly billing to begin in January 2023

SUMMARY

I would personally like to thank all the Cottage Owners for your willingness, cooperation, and expense to improve the visual appeal of our Cottages. Especially now that we have the new beautiful and well designed Villas with us on the Kahala Sunset Drive along with our new Golf Clubhouse and Restaurant here at Lakecliff. What a difference the Landscaping, Paint, Exterior Improvements and Tree Trimming. Has made to our Beautiful Lakecliff Cottages...“Just Living the Dream!



48



Homeowners Forum

- Mike asked for any question or comments by the people in attendance

Adjourn

- Dan made a motion to Adjourn, seconded and the Meeting concluded
- Meeting adjourned at 11:49 AM