



Lakecliff POA Annual Board Meeting – January 22, 2024

Location: One Church in Spicewood

When: 10:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of October 14, 2023 Quarterly Board Meeting Minutes, 2023 Year End Financials

- Meeting Called to Order by Mike Lange at 10:00 AM CT
- Certification of Quorum was announced – Mike Lange
- Attendees were:
 - Mike Lange– POA Board President
 - Kent Graham – POA Board and Treasurer
 - Scott Walther – POA Board Director
 - Dan Wittner – POA Board Vice President
 - Ira Wallace – POA Board Director
 - Bob Randle – ACC Committee Presenter
 - Pat Trojanowsky – Cottage and Villa Committee Chair – Zoom
 - Laurie Chapman – Community Engagement Committee Chair
 - Stacy Jackson – Goodwin Property Manager
 - David Longoria
 - Jerry Shelby
 - Beverly Graham
 - Mark Stephany
 - Coy Scruggs
 - Jon Niess
 - Sally Niess
 - Zane Windham
 - Shelene Windham
 - Jeanette Murphy
 - Shelly Estes – Zoom
 - Ron Batra – Zoom
 - Bill Mahrer – Zoom
 - Pam Atkins – Zoom
 - Joe Colangelo - Zoom
- October 14, 2023 Annual Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board

POA Board New Member

- Mike introduced Ira Wallace as the new POA Board Member
- Ira is a new resident to Lakecliff as his New Home was finished in 2023

Ira Wallace



Biography

Ira Wallace comes to Lakecliff originally from Kansas. Holding both math and business degrees, he became successful in the agriculture industry with his own 4500-acre wheat operation for 30+ years. In 2002, and after losing his two best combine drivers to marriage (his daughters!), he sold the farming operation and moved to Colorado Springs where he ventured into the financial services industry. In 2014, he and his wife, Elaine, of 51 years, moved to Austin chasing grandchildren.

Over the years, Ira has honed his people skills and focused on being a Medicare specialist. He has presented countless Medicare workshops and assisted literally thousands of individuals in educating and helping them make sound health coverage decisions.

Ira and Elaine are now enjoying being part of the close-knit Lakecliff community and look forward to forming solid friendships...and playing a bit of golf! They work together in serving their many clients and boast of three grandchildren."

Consolidated CCRs Voting Results

- Mike gave an update on voting for the Consolidated CCRs
- The measure Passed
- The Voting is as follows

Consolidation of CCRs Vote Results

- Voting concluded on December 24, 2023
- Total Votes outstanding 199
- Total Votes Cast 158 79.4%
- Total Votes Yes 153 76.9%
- Total Votes No 5 2.5%

Consolidation Vote Passes



Welcome New POA Members

- Mike welcomed a number of new members to the POA

Welcome to Our New Homeowners

- Guy & Kathleen Buononato
- Jon & Sally Niess
- Calea & Andrew Vickery
- Kelli & Steve Appelbaum
- Dylan & Keila Cozens
- Taylor O'Brien
- Brian & Michelle Traudt
- Tom & Evy Conwell
- Zane & Shelene Windham



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Thank You

Thank you to our volunteers who serve the POA, the POA Board and Committees

- Mike Lange – President
- Dan Wittner – Vice President and Secretary
- Kent Graham - Treasurer
- Nancy McCormick – Board
- Scott Walther - Board
- Steve James – ACC Committee Chair
- Bob Randle - ACC
- Greg James – ACC
- Laurie Chapman – Community Engagement Committee Chair
- Pat Trojanowsky – Cottages Committee Chair



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Election of POA President

- As Mike Lange's term had ended, the POA Board took up electing a new President
- Kent Graham made the motion to elect Dan Wittner as President which was passed unanimously (Dan Wittner abstained)



Mike Lange Recognition

- Laurie Chapman gave a rousing tribute to Mike for his service
- Mike had accomplished so much over 5 years working closely with Laurie
- The POA Board recognized these significant accomplishments and the foundation it laid for Lakecliff to be the Great Community it is!

2023 Year in Review

- Dan Wittner led the discussion on all the key items the Board had focused on in 2023

2023
Continued
focus on
Sustainability

- In 2021, we began a journey to understand all the things that impacted our lifestyle
 - Electric
 - Water
 - Sewage
 - Roads
 - Irrigation
 - Lakecliff Life Amenities
- 2023 was focused on the continued viability and long-term sustainability of Lakecliff



Actions Taken

- Financial Stability long-term – Continued our 5 Year Financial Plan implementation
- Security in the Community – Implemented new state of the art Security Platform and solutions to help better enable the POA to manage the Entry and Exit of Members and Guests
- Roads – Continued to monitor road conditions in the community. Saw some significant impacts on roads due to heat
- Fences – Continued to monitor the conditions of our ~9,000 feet of our fence lines and took action to repair the most damaged portion on Hayne Flat Road
- Drinking water and sewage – Continue to work closely with Aqua Texas on ways to manage our Drinking water the most effectively. Identified several actions to be taken to ensure our Well is not stressed due to people using Aqua to irrigate. Also, improvements by Aqua on our Well and our Sewage transfer station should support Lakecliff far better going forward
- Irrigation – Significant work on our irrigation infrastructure in 2023. Multiple Cut-off valves installed to allow the POA to patrician water flow to any affected/broken infrastructure in the community allowing us to cut our water loss



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Security Update

- Dan Wittner provided an update on Security

Security

- Implemented New Technology Platform TekWave in late April 2023
- Leveraged Allied Universal to choose and implement TekWave Solution
- Conducted online and in person training to help POA, Golf and Tennis Members get up to speed on the new technology
- Installed 2 new gate openers on the Member Gate which went active with the implementation in April
- Replaced Aging Gate openers on Visitor Entry and outbound gates
- Installed all new Video Monitoring cameras and recording equipment to allow the POA to monitor real time activity and access recorded data any time of people entering and exiting Lakecliff
- Implementation went in 2 phases
 - Member Gate went live with Car Tags - Provided over 700 Car tags to POA, Golf and Tennis Club Members to make the transition go smoothly
 - Visitor Gate went live 2 weeks later removing the old technology
- Contacted and sent over 100 QR codes sent to contractors for ease of entry (Trash, FedEx, UPS, Propane, Lawn Care..etc)
- First month of service was filled with minor issues
 - Car tags on the wrong side of the car
 - Kiosk issues that led to them hanging....2 Kiosk replaced
 - User issues with how to leverage App...Multiple in person support sessions
- A Big Change and Upgrade for Lakecliff
- Data – For the first time the POA had data of who was coming and going from Lakecliff and the volumes were staggering
- Is everyone using the system to the fullest – No...But we are getting there
- Just implemented – Remote Guards for After Hours Entry - 7PM to 7 AM in December 2023
- More to come – License Plate Reader (Server was installed but was not working. Ordered new one and should be functional in early 2024)



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Security

- Stats for 2023 – As of 1.18.2024
 - 60,120 Transactions processed
 - 37,067 Gate Tags read
 - 23,053 Visitor QR codes read
 - 13,085 – Contractors
 - 4,145 – Visitors
 - 5,331 - Permanent Visitors
 - 507 – Parties
 - Actual transactions normalized to count tailgating at multiplier of 1.5 = ~90,180
 - Number of People based on occupancy multiplier of 1.5 = ~135,270
 - Average Entries daily were 122
 - 152 Mobile users and 73 Web Browser users



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Roads

- Scott Walther gave an update on Roads

Roads

- The POA did extensive repairs in late 2022
- Had Lone Star Paving come out to give us a status on the roads
- Reviewed in September
- Roads have seen some additional cracking and in some cases, separation
- Board determined to hold off repairs in 2023 since necessary repairs will not meet the financial commitments required to bring in heavy equipment
- Intent is to hold our funds for this year, add funds next year and then do significant work as required
- Cost of road repair continues to increase due to big increases in petroleum products
- As mentioned previously, the maintenance plan will cost us approximately \$75,000 annually depending on the extent of road deterioration
- The intent is always to work within our budget and not require a Special Assessment



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Fences

- Scott Walther gave an update on Fences

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- Work was completed on Hayne Flat Road fence line
 - Posts replaced
 - Slats replaced
 - Painting to come after installation
- The POA Board believe that we have addressed the major issue with the fences
- We will continue to make emergency repairs as required such as slat replacement, post replacement and painting
- All fence line will be reviewed ongoing to address any major issues as they arise



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Irrigation

- Scott Walther gave an update on the irrigation work in 2023

Irrigation

- Identified all Shut-off valves and completed work on 2 specific sections that could allow us to cut-off certain sections
- The level of effort to replace these Shut-off valves was significantly more complicated than expected
- Hired an expert in commercial water utility work to conduct the work
- Due to the extensive repairs, it caused longer term outages of irrigation which had an effect on people's yards
- We will continue replacing Shut-off valves in 2024 as needed
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss
- Aqua Texas will begin review of RPZs in Lakecliff in 2024. This is long overdue as some have been incorrectly installed by non-approved TCEQ contractors
- Irrigation options to be limited to POA Irrigation and Lake Straws going forward in 2024. No Aqua water will be allowed for Irrigation

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Progress Made



Water Conservation and Drought Planning

- Dan Wittner led the discussion on the water situation

Aqua

- Met multiple times with Aqua Leadership. Here are the Key Takeaways from 2023 Meetings
 - Lakecliff continues to stand on its own unless something happens to our equipment
 - If that happens, Lakecliff will default to Aqua tanks in Barton Creek
 - Aqua has done a significant amount planning to address water shortages due to Lake Travis low levels
 - Rebuilt Barton Creek water treatment plant
 - Updated Lakecliff's Lift Station (Sewage Holding tank)
 - Fixed and upgraded the Lakecliff Well Pump system
 - Added Drip Irrigation field
 - Added new storage tanks for Ground Water
- **RPZs**
 - ~23 houses in Lakecliff have RPZs that allow switching water sources for irrigation – Aqua, Lake, POA Water
 - These have been installed by irrigation contractors mostly and working with Aqua we realize that we could potentially have a problem with our drinking water being contaminated if the RPZs are not working appropriately
 - Working with the President of Aqua, we will begin a mandatory program to TCEQ certify and monitor the RPZs to ensure no contamination is possible
 - To protect our drinking water Well, Aqua and Lakecliff POA will request all homeowners with RPZ have them checked and ensure they are turned to POA water only for irrigation



Water Conservation - Reminder

LCRA Notice

“Due to extremely dry conditions throughout the basin, LCRA is implementing drought response Stage 2 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 notices 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



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LCRA Stage 2 – Impact

- Lakecliff is at **Stage 2** now which allows residents to water 2 times a week
- Aqua and Lakecliff POA are mandating that Aqua use for irrigation is no longer acceptable. It depletes our drinking water reserves
- Use of hose bibs for watering flowers and plants near the house is acceptable
- Washing cars is acceptable
- You may find more information on Lakecliff.com and choose the Lakecliff on Lake Travis site. Under Governing Documents there is our Water Conservation Plan and our Drought Contingency Plan



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2024 – POA Enhancement Survey

- Dan spoke about doing a survey of all POA Members regarding the Lakecliff Experience
- The POA wants to ensure we provide services that add value to the community
- Be on the lookout for a survey coming soon



2023 Financial Review

- Kent walked through the 2023 financials
- Kent shared that overall revenues for the year were projected to be lower.
- Kent reviewed the overall numbers and asked for questions
- Kent made the motion to approve and Scott Seconded, the POA Board Approved

POA Summary Income Statement

Lakecliff on Lake Travis POA Summary Income Statement YTD 12/31/2023

	YTD Actual	Annual Budget	Actual vs Budget
Income			
POA	258,199	265,328	(7,129)
Cottage/Villa	41,977	50,580	(8,603)
Development	23,500	65,000	(41,500)
Irrigation	122,884	102,000	20,884
Total Income	446,560	482,908	(36,348)
Expense			
POA Administrative Expenses	55,392	53,014	2,378
POA Landscape Expenses	85,106	80,000	5,106
POA Property Expenses	36,529	37,408	(879)
POA Utility Expenses	4,835	2,600	2,235
Cottage/Villa Expenses	68,084	50,580	17,504
Development Expenses	83,000	61,000	22,000
Irrigation Expenses	125,666	99,967	25,699
Total Operating Expenses	458,612	384,569	74,043
Operating Net Income (Loss)	(12,052)	98,339	(110,391)
Non-Operating Expense			
Debt Service - Security Project Interest	3,734	3,770	-
Fence Repairs	7,555	15,000	(2,178)
Irrigation Repair/Maint POA	19,161	5,600	16,060
Irrigation - Install new meters	-	58,000	(58,000)
Road Maint & Repair	-	75,000	(75,000)
Security Project - Expenses	33,199	-	35,000
Total Non-Operating Expense	63,649	157,370	(84,118)
Fund Change	(75,701)	(59,031)	(32,850)
Beginning Reserve Balance	101,728	101,728	
Fund Change	(75,701)	(59,031)	
Ending Reserve Balance	26,027	42,697	
Targeted Operating Reserve	96,142	96,142	
Non-Operating Reserve	-	-	



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POA

Lakecliff on Lake Travis POA Income Statement - POA YTD 12/31/2023

	YTD Actual	Annual Budget	Actual vs Budget
Income			
Assessments - Annual POA	241,128	247,248	(6,120)
Lot Mowing Fee Allocation	8,559	16,600	(8,041)
Interest Income	928	500	428
Gate Access Tags	4,235	-	4,235
Late Fee	994	780	214
AR Fee Income	2,355	200	2,155
Total Income	258,199	265,328	(7,129)
Expense			
Administrative Expenses			
Accounting	615	750	(135)
Bank Charges - Return Pymt	17	-	17
Copies	3,122	975	2,147
Admin-AR Fees	875	5,000	(4,125)
Legal Expense	16,462	15,000	1,462
Management Fees	14,124	14,125	(1)
Meeting Expense	2,325	1,500	825
Misc General Expense	7,140	-	7,140
Postage/Delivery	574	500	74
Social Events	514	2,500	(1,986)
Website Maint	2,503	2,500	3
Website Hosting	325	500	(175)
Ins-D & O	1,841	2,052	(211)
Ins-F&EC or Package	4,186	3,550	636
Ins-Liability	-	3,262	(3,262)
Taxes-Property	769	800	(31)
Total Administrative Expenses	55,392	53,014	2,378



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POA

**Lakecliff on Lake Travis POA
Income Statement - POA
YTD 12/31/2023**

	YTD Actual	Annual Budget	Actual vs Budget
Landscape			
Landscape-Lot Mowing	16,600	16,600	-
Landscape-Common Area Recurring	63,775	59,000	4,775
Landscape-Supplies	2,155	2,900	(745)
Landscape-Sprinklers	2,577	1,500	1,077
Total Landscape	85,106	80,000	5,106
Property Expenses			
Entry Gate Maintenance	1,965	1,000	965
Gate Access Tags	9,911	-	9,911
Mailbox/Guard House Maint/Repair	380	1,500	(1,121)
Landscape Lights	695	200	495
Maint/Repair	6,551	2,000	4,551
Security/Monitoring	11,729	31,608	(19,879)
Signage Install/Maint	5,007	500	4,507
Street Light Maint/Repair	-	200	(200)
Water Feature Maint	291	400	(110)
Total Property Expenses	36,529	37,408	(879)
Utility Expenses			
Internet Security	722	-	722
Electric	2,672	2,600	72
Tel/Cell/Pager	1,441	-	1,441
Total Utility Expenses	4,835	2,600	2,235
Total Operating Expense	181,862	173,022	8,840
Operating Income (Loss)	76,337	92,306	(15,969)
Non-Operating Expenses			
Security Project - expenditures	33,199	-	33,199
Fence Repairs	7,555	15,000	(7,445)
Road Maint/Repair	-	75,000	(75,000)
Debt Service - Security Project Interest	3,734	3,770	(36)
Non-Operating Expenses	44,488	93,770	(49,282)
Fund Change - Cash Increase (Decrease)	31,849	(1,464)	33,313



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Irrigation

**Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD 12/31/2023**

	YTD Actual	Annual Budget	Actual vs Budget
Income			
Irrigation System Revenue	94,884	77,000	17,884
Irrigation System - Set up fees	28,000	25,000	3,000
Total Income	122,884	102,000	20,884
Expense			
Meter Reading	5,539	5,367	172
Raw Water	89,894	85,000	4,894
Raw Water - Res. Water Facility	9,600	9,600	-
New Meters	4,277	-	4,277
Irrigation Install	16,357	-	16,357
Total Expense	125,666	99,967	25,699
Non-Operating Expense			
Irrigation - Install New Meters	-	58,000	(58,000)
Irrigation Repair/Maint POA	19,161	5,600	13,561
Total Non-Operating Expenses	19,161	63,600	(44,439)
Total Expenses	144,827	163,567	(18,740)
Fund Change - Cash Increase (Decrease)	(21,943)	(61,567)	39,624



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Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD 12/31/2023

	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Actual vs Budget</u>
Income			
Arch Review Fee	12,500.00	25,000.00	(12,500.00)
New Construction Mgmt Fee	11,000.00	40,000.00	(29,000.00)
Total Income	23,500.00	65,000.00	(41,500.00)
Expense			
Administrative Expenses			
Development Services	83,000.00	61,000.00	22,000.00
Total Expense	83,000.00	61,000.00	22,000.00
Fund Change - Cash Increase (Decrease)	(59,500.00)	4,000.00	(63,500.00)



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Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD 12/31/2023

	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Actual vs Budget</u>
Income			
Cottage Landscape Maintenance Allocation	38,134	44,980	(6,846)
Cottage Landscape Seasonal Allocation	3,116	4,100	(984)
Set-up Fees	312	-	312
Sprinklers Repair Revenue - Cottages	416	1,500	(1,084)
Total Income	41,977	50,580	(8,603)
Expense			
Landscape-Cottage Recurring	59,535	44,980	14,555
Landscape-Seasonal	6,119	4,100	2,019
Landscape-Cottage Sprinkler Repairs	2,430	1,500	930
Total Expense	68,084	50,580	17,504
Fund Change - Cash Increase (Decrease)	(26,107)	-	(26,107)



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Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

Period 12/31/2023

Assets

Cash

Cking - Western Alliance	83,737
Cking - Arrowhead Bank	6,961
Cking - Arrowhead Bank Construction Deposit	20,025
MMA Reserve - Western Alliance	9,753
Total Cash	120,475

Total Assets 120,475

Liabilities & Equity

Accounts Payable

Accounts Payable	11,729
Total Accounts Payable	11,729

Other Liabilities

Construction Deposits	20,000
Total Construction Deposits	20,000

Prepaid Assessments

Prepayments	62,719
Total Prepaid Assessments	62,719

Fund Balance

Beginning Fund Balance	101,728
Fund Change	(75,701)
Total Fund Balance	26,027

Total Liabilities & Equity 120,475



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Committee Updates – Community Engagement

- Laurie presented that we did a lot of wonderful things in 2023
- She ran through all the activities

Community Engagement Committee

The Mission of the Committee

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

Busy 2023!!!

- ✓ New POA Directory!!! Huge effort!!! – Will Print update in June 2024
- ✓ Welcome Packet – Continuous Updates (Things keep changing all the time)
- ✓ Website Updates
- ✓ Multiple Outreaches to Residents on
 - ✓ Security updates – Many questions handled
 - ✓ Irrigation updates
 - ✓ Lakecliff Clean-up
 - ✓ CTWC Updates
 - ✓ Voting Outreach
- ✓ New signage at the Guard House installed
- ✓ Special Events – Celebrations!
- ✓ Build the Lakecliff Brand every day!



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Community Engagement Committee

The Mission of the Committee

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

New POA Directory



DUANE & LISA ALLEN
2900 CLIFF OVERLOOK – LOT
DUANE'S EMAIL: duaneallen@gmail.com
DUANE'S CELL: 714-499-1638
LISA'S CELL: 714-563-5472
PREFERRED MAILING ADDRESS:
P.O. Box 27008, Anaheim, CA 92809

RICHARD & PAM ATKINS

2923 CLIFF POINT – HOME
RICHARD'S EMAIL: richard@cliffpoint.com
RICHARD'S CELL: 512-496-5949
PAM'S EMAIL: pampe254@gmail.com
PAM'S CELL: 512-496-1395



RON & SARIKA BATRA
25641 KAHALA SUNSET COURT – LOT
RON'S EMAIL: ronbatra@gmail.com
RON'S CELL: 512-774-7771
SARIKA'S EMAIL: sarikabatra02@yahoo.com
SARIKA'S CELL: 512-423-0379
PREFERRED MAILING ADDRESS:
2520 Shiva Ridge Drive, Austin, TX 78732

RANDY BEAMAN & SHELLEY ESTES

25715 CLIFF CIRCLE – HOME
RANDY'S EMAIL: randy@copalate.com
RANDY'S CELL: 512-461-0851
SHELLEY'S EMAIL: sheley.estes@comcast.com
SHELLEY'S CELL: 512-426-3795



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Community Engagement Committee

The Mission of the Committee

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



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Community Engagement Committee

The Mission of the Committee

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



Community Engagement Committee

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Community Engagement Committee

The Mission of the Committee

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



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Community Engagement Committee

The Mission of the Committee

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



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Community Engagement Committee

The Mission of the Committee

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

- ✓ Christmas takes the Prize Again!!!!
- ✓ Over 350 people joined the Christmas Tree Lighting with over 100 children!!! AND, All got presents....HOHOHO
- ✓ And...the Christmas Party was a wonderful gathering!
- ✓ More to come in 2024!!!



Community Engagement Committee



Community Engagement Committee



Committee Updates – ACC

- Bob Randle Presented the ACC update

ACC

2023 Construction Completed

- Villas - 4
- Spec Homes - 2
- Cottages (Shumate Homes) - 3
- Custom Homes - 8
- As of 1/1/24 - 5 under construction

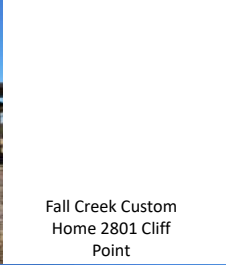
Committee Reviews in 2023

- New Homes - 3
- New Villas - 2
- Remodels/Additions to Plans-12

ACC – Spec Homes



Canyon Homes Golf
Villa 2200 Kahala
Sunset Dr.



Fall Creek Custom
Home 2801 Cliff
Point



Hal Shumate Golf
Cottage 25001
Stableford Circle



Terra Builders
Custom Home
3115 Stableford
Cove



ACC

Other Committee Activity

- Assisted Board with Irrigation Language
- Updating Arch. Rules document
- Began taking Construction deposits and issuing fines

Projected Construction Activity

- Custom and Villa Homes - 7
- Spec Homes to start - 2





Committee Update – Cottage and Villa Committee

- Pat Trojanowsky presented the update

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

- As we original 14 Cottage owners know, our Lakecliff POA Board created the Cottage and Villa Committee in late 2021/early 2022, to create a voice to enable the Lakecliff POA Board to listen to suggestions and concerns and work towards ensuring the highest quality of life for us Cottage and Villa owners.
- Some of the activities, we 14 existing cottage owners agreed to take on a couple of years ago, was to physically meet together at the same time, at my Cottage, to determine if we could agree on common goals and scope, to address possible improvements, like:
 - Improving the eye appeal of the entrance to Lakecliff, as we travel down Kahala Sunset Drive
 - Replacing the flower bed plants landscape and irrigation, that was lost during the freeze of 2021 and again, the freeze of 2022
 - Scope of grass cutting, property lines, burms around trees, fence procedure, parking of golf carts and trailers. And, who would pay for personal tree trimming
 - Painting the exterior of the cottage units in desperate need of paint and exterior repair and many other repairs requested and completed to the cottage area on Kahala Sunset Drive during the past 2 years
- And, after completion of these improvement areas to our Cottages, what a difference to the "Eye Appeal" of Lakecliff as we drive down Kahala Sunset Drive.
- So, the question for 2024 is, "should we try to continue to improve the "Eye Appeal" of the Cottages and Villa's in 2024?"



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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

- Recently, Lakecliff has added approximately 6 Cottage and Villa owners to this Committee, and I would like to consider having another meeting, again even at my Cottage.
- Now, with at least 20 Cottage and Villa owners in this committee, there are already ideas, needs, questions or observations that we can discuss, and if not, there will certainly be some come up during the course of 2024.
- There is nothing more pressing than the Travis County Cottage Property Tax increase of more than 100% for 2024, so let's talk about this tremendous expense and how relief may be managed, to offset this tax increase on a group of cottages that are more than 20 years old. Maybe thru a "Class Action Protest"!
- When I approached the existing Cottage owners and several of the new Villa owners during the past 6 months, most of the feelings were that we already had the "meeting thing", and with the many Social Events, we have had an opportunity to meet if needed.
- 2024...Here we come and the Cottage and Villa Committee is set to tackle all the challenges that arise for this group of POA Members!



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Homeowners Forum

- **Several questions were raised throughout the presentation. None during this section.**

Meeting Adjourned