



Lakecliff POA 2024 Annual Board Meeting – January 25, 2025

Location: Lakecliff Golf Club

When: 10:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of October 29, 2024 POA Q3 Board Meeting Minutes, Full Year 2024 Financials

- Meeting Called to Order by Dan Wittner at 10:00 AM CT
- Certification of Quorum was announced – Dan Wittner
 - 121 out of 199 Votes for Quorum – 60.8%
- Attendees were:
 - Dan Wittner – POA Board President
 - Kent Graham – POA Board Vice President and Treasurer
 - Tracie Cain – POA Board Director
 - Ira Wallace – POA Board Director
 - Bob Randle – ACC Committee Representative
 - Laurie Chapman – Community Engagement Committee Chair
 - Stacy Jackson – Goodwin Property Manager
 - Kelli Appelbaum
 - Mike Lange
 - Beverly Graham
 - Katy Franceschini - Zoom
 - Pat Trojanowsky - Zoom
 - Pam Atkins - Zoom
 - Nancy McCormick - Zoom

- October 29, 2024 Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board
- Board Announcement – Kent Graham was elected for a new term of 5 years beginning January 2025. He will continue to serve as Vice President and Treasurer
- Dan Welcomed all our new homeowners for 2024



Welcome to Our New Homeowners

- Jason & Tracy Phenes
- David & Mahin Barker
- Wendy Blackerby
- Ed & Julie Benes
- Matt & Lindsay Cordova
- Stacey & Michael Dunlap
- Ryan & Cassie Fisher
- Connie Hannon
- Kim & Dennis McHugh - new home! (Move in January 24th)
- Gus & Shelly Gustafson
- Tom & Susan Douglass



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- Dan gave a Special Thank You to all the Volunteers that support the POA Board and Serve on the POA Board

Thank You

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

- Dan Wittner – President
- Kent Graham – Vice President and Treasurer
- Scott Walther – Vice President
- Tracie Cane – Director and Secretary
- Ira Wallace - Director
- Steve James – ACC Committee Chair
- Bob Randle - ACC
- Greg James – ACC
- Laurie Chapman – Community Engagement Committee Chair



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2024 Year in Review

- Dan Spoke on Areas of Focus for 2024 and going forward

2024
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
- 2024 was focused on the continued viability and long-term sustainability of Lakecliff



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Actions Taken

- Financial Stability long-term – Building our reserves for upcoming Road improvements and other key areas
- Security in the Community – Management of our Security Platform to enable the POA to effectively manage the Entry and Exit of Members and Guests
- Roads – Continued to monitor road conditions in the community
- 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 – Previous work on our Irrigation infrastructure is paying off with less water loss and leakage impacts
- Lakecliff Advocacy – Working with Ann Howard to bring visibility to Lakecliff and our concerns. Multiple interactions with Ann and her office to discuss Roads, Security and Water



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Security

- Dan did a quick recap of all activity in the community

Security

- Implemented our New Security Technology Platform TekWave in late April 2023
- Included multiple upgrades to gate access, openers and cameras
- Since implementation, we have seen over 300,000 people come and go from Lakecliff
- The system gives us immediate information on arrivals and departures, license plates and video all sync'd
- Any issue can be immediately reviewed
- Stats for 2024 – 12/31/2024
 - 67,285 Transactions processed
 - 44,185 Gate Tags read
 - 23,100 Visitor QR codes read
 - 7,765 – Contractors
 - 6,600 – Visitors
 - 8,689 - Permanent Visitors
 - 46 – Parties
 - LPRs Read – 60,285 (Began in April 2024)
 - Actual Annual LPR transactions normalized to ~81,285
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~121,930
 - Adoption of TekControl visitor Management is up significantly
 - LPR adoption is still low



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Roads

- Not much to update as we have been monitoring and are looking at 2026 to begin certain projects

Roads

- The POA did extensive repairs in late 2022
- Had Lone Star Paving come out to give us a status on the roads
- Roads have seen some additional cracking and in some cases, separation
- Board determined to hold off repairs in 2023 and 2024 since necessary repairs will not meet the financial commitments required to bring in heavy equipment
- Intent is to hold our funds until 2026
- Road resurfacing will begin in 2026 with 1 mile per year
- Anticipated annual cost for 1 mile per year is ~\$250,000
- The intent is always to work within our budget and not require a Special Assessment



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Fencing

- Ira gave a quick update on fencing and upcoming repairs

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- In 2024, we did major replacement on Hayne Flat and minor maintenance – Fixing Slats and painting as necessary
- In 2025, the POA will begin more substantial work on Fencing. Slat replacement and painting is in order in multiple sections. This is part of our budget and operating plan.
- Anticipated cost is \$15,000 in 2025
- All fence line will be reviewed ongoing to address any major issues as they arise



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Irrigation

- Ira gave a quick update on Irrigation
- Since the repairs, we have seen minimal disruption

Irrigation

- In 2025, we will continue monitoring all shut-off valves
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss
- We anticipate water restrictions in 2025 due to Lake Travis levels. Please ensure your irrigation equipment and pipes are checked to minimize water loss

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Water Conservation

- Dan continued to discuss the Water Conservation actions the community is doing.
- Dan mentioned that we were on the cusp of moving to Stage 2
- Stage 2 will most likely be determined in March
- 1 time weekly watering will be required

Water Conservation - Reminder

LCRA Notice

Lakecliff is under Stage 1 Water Conservation Notice. However, we have received notice that Stage 2 Restrictions could come as soon as March 1, 2025 if we do not receive significant intake into the system. The POA and Lakecliff golf Club will continue to monitor the situation and provide updates.

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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Financial Update

- Kent Graham provided an update on 2024 Financials
- Kent went through the key operating areas
- Kent called for the Board to approve the financials for 2024
- Dan Seconded the Motion
- The Board Approved



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget
Income			
POA	298,771	313,042	(14,271)
Cottage/Villa	55,463	63,892	(8,429)
Development	15,000	27,000	(12,000)
Irrigation	102,408	102,500	(92)
Total Income	471,642	506,434	(34,792)
Expense			
POA Administrative Expenses	39,547	53,590	(14,043)
POA Landscape Expenses	84,597	87,400	(2,803)
POA Property Expenses	50,067	41,923	8,144
POA Utility Expenses	3,784	3,500	284
Cottage/Villa Expenses	64,419	63,892	527
Development Expenses	-	34,800	(34,800)
Irrigation Expenses	107,161	102,500	4,661
Total Operating Expenses	349,575	387,605	(38,030)
Operating Net Income (Loss)	122,067	118,829	3,238
Non-Operating Expense			
Debt Service - Security Project Interest	-	4,030	(4,030)
Fence Repairs	-	2,500	(2,500)
Road Maint & Repair	-	-	-
Total Non-Operating Expense	-	6,530	(6,530)
Fund Change	122,067	112,299	9,768
Beginning Reserve Balance	26,027	26,027	-
Fund Change	122,067	112,299	9,768
Ending Reserve Balance	148,094	138,326	9,768



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POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget
Income			
Assessments - Annual POA	289,196	292,132	(2,936) 2 property owners delinquent
Lot Mowing Fee Allocation	5,736	16,600	(10,864)
Interest Income	307	1,560	(1,253) security loan paid off
Key/Remote Fee	1,850	1,250	600
Late Fee	687	500	187
AR Fee Income	995	1,000	(5)
Total Income	298,771	313,042	(14,271)
Expense			
Administrative Expenses			
Accounting	1,275	750	525
Copies	3,402	2,000	1,402
Admin-AR Fees	3,188	2,000	1,188
Legal Expense	6,333	20,000	(13,667) No new matters on the horizon
Management Fees	14,800	14,800	(0)
Meeting Expense	1,730	2,000	(270)
Postage/Delivery	430	840	(410)
Social Events	2,000	2,500	(500)
Website Maint	-	1,000	(1,000)
Website Hosting	422	500	(78)
Ins-D & O	349	1,900	(1,551) Prior year refund
Ins-F&EC or Package	4,121	4,400	(279) Reduced some coverages to appropriate level
Taxes-Property	1,497	900	597
Total Administrative Expenses	39,547	53,590	(14,043)



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POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget	
Landscape				
Landscape-Lot Mowing	16,600	16,600	-	
Landscape-Common Area	66,246	64,500	1,746	Entrance landscape upgrade - shared cost with golf club
Landscape-Supplies	866	3,100	(2,234)	
Landscape-Sprinklers	885	3,200	(2,315)	
Total Landscape	84,597	87,400	(2,803)	
Property Expenses				
Entry Gate Maintenance	107	1,500	(1,393)	
Keys/Locks	3,559	915	2,644	
Mailbox/Guard House Maint/Repair	4,124	2,000	2,124	Grinder pump repairs
Landscape Lights	-	700	(700)	
Maint/Repair	1,787	3,600	(1,813)	
Security/Monitoring	37,707	31,608	6,099	Monthly is more than anticipated + make-up payment from 2023
Signage Install/Maint	-	1,000	(1,000)	
Street Light Maint/Repair	-	200	(200)	
Water Feature Maint	2,783	400	2,383	Leak repair
Total Property Expenses	50,067	41,923	8,144	
Utility Expenses				
Internet - Security	859	700	159	
Electric	2,924	2,800	124	
Total Utility Expenses	3,784	3,500	284	
Total Operating Expense	177,995	186,413	(8,418)	
Operating Income (Loss)	120,776	126,629	(5,853)	
Non-Operating Expenses				
Fence Repairs	-	2,500	(2,500)	
Road Maint/Repair	-	-	-	
Security Project Interest Expense	-	4,030	(4,030)	
Non-Operating Expenses	-	6,530	(6,530)	
Fund Change - Cash Increase (Decrease)	120,776	120,099	5,826	



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Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget	
Income				
Irrigation System Revenue	94,539	90,000	4,539	Tiered pricing
Irrigation System - Set up fees	7,869	12,500	(4,631)	Fewer new homes coming online than budgeted
Total Income	102,408	102,500	(92)	
Expense				
Meter Reading	6,202	6,200	2	
Raw Water	86,573	74,000	12,573	Higher usage
Raw Water - Res. Water Facility	10,400	9,600	800	
New Meters	1,758	2,500	(742)	
Irrigation - Repairs/Maintenance	2,228	4,200	(1,972)	
Irrigation Install	-	6,000	(6,000)	
Total Expense	107,161	102,500	4,661	
Fund Change - Cash Increase (Decrease)	(4,753)	-	(4,753)	



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Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget	
Income				
Arch Review Fee	7,000	6,500	500	
New Construction Mgmt Fee	8,000	20,500	(12,500)	Fewer new home starts
Total Income	15,000	27,000	(12,000)	
Expense				
Administrative Expenses				
Development Services	-	34,800	(34,800)	Vendor switched to annual billing cycle
Total Expense	-	34,800	(34,800)	
Fund Change - Cash Increase (Decrease)	15,000	(7,800)	22,800	



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Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD December 31, 2024

	YTD 2024 Actual	2024 Budget	Actual Over (Under) Budget	
Income				
Cottage Landscape Maintenance Allocation	53,548	57,156	(3,608)	Uncollected fees
Cottage Landscape Seasonal Allocation	1,819	4,736	(2,917)	
Set-up Fees	-	-	-	
Sprinklers Repair Revenue - Cottages	96	2,000	(1,904)	
Total Income	55,463	63,892	(8,429)	
Expense				
Landscape-Cottage Recurring	58,008	57,156	852	
Landscape-Seasonal	4,809	4,736	73	
Landscape-Cottage Sprinkler Repairs	1,601	2,000	(399)	
Total Expense	64,419	63,892	527	
Fund Change - Cash Increase (Decrease)	(8,956)	-	(8,956)	



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Balance Sheet

Lakecliff on Lake Travis POA
Balance Sheet
 Period 12/31/2024

Assets		
<u>Cash</u>		
Cking - Western Alliance	153,736.36	
Cking - Arrowhead Bank	3,955.76	
Cking - Arrowhead Construction	30,248.08	
MMA Reserve - Western Alliance	<u>9,767.15</u>	
Total Cash	197,707.35	
Total Assets		197,707.35
Liabilities & Equity		
<u>Other Liabilities</u>		
Construction Deposits	<u>40,000.00</u>	
Total Other Liabilities	40,000.00	
<u>Prepaid Assessments</u>		
Prepayments	<u>9,613.19</u>	
Total Prepaid Assessments	9,613.19	
Total Fund Balance	148,094.16	
Total Liabilities & Equity		197,707.35



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2024 Accrual Basis Fund Balance

Lakecliff on Lake Travis POA
Accrual Basis Fund Balance
 YTD December 31, 2024

	YTD 2024
	Actual
Ending Reserve Balance - Cash Basis	<u>148,094</u>
Accrual Adjustments	
Past Due Cottage/Villa Landscape	3,300
Past Due Lot Mowing Fees	2,816
Past Due Irrigation Charges	25,984
Development Services Expenses	<u>(30,000)</u>
Ending Reserve Balance - Accrual Basis	<u><u>150,194</u></u>



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Committee Updates – Community Engagement

- Laurie presented that there was a lot going on in 2024. New Neighbors added and progress on Natural Gas
- She ran through all the activities and the Big Christmas Tree Lighting

Community Engagement Committee

The Mission of the Committee

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

Busy 2024!!!

- ✓ New POA Directory!!!
- ✓ Welcome Packet – Continuous Updates (Things keep changing all the time)
- ✓ Multiple Outreaches to Residents
- ✓ Lakecliff Advocate
 - ✓ Spectrum
 - ✓ AQUA
 - ✓ LCRA
 - ✓ Ann Howard
- ✓ 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



THANK YOU LAKECLIFF!!!!
The Poles are Down!!



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Community Engagement Committee

The Mission of the Committee

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The Mission of the Committee

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Community Engagement Committee

The Mission of the Committee

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Let the Fireworks Begin!!!!



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Community Engagement Committee

The Mission of the 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

- ✓ Christmas takes the Prize Again!!!!
- ✓ Over 450 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 2025!!!



Community Engagement Committee



Community Engagement Committee



Community Engagement Committee



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Committee Updates – ACC

- Bob Randle presented the ACC update
- Activity is steady but slow

ACC

New Building/Exterior Renovation Activity

In Process

- 2 homes under construction with 1 of those nearing completion
- 2 homes doing renovations/additions to exterior
- 4 homes in design w/ possible starts in 2025

Other Comments

- ACC is working w/ POA Board on Compliance Issues/Criteria
- No speculative building activity planned for Villas (5 are complete & available)

Friendly Reminders

- Vehicles should be parked in garages overnight (excludes Sec 11 Cottages w/o garages)
- Trash cans should be stored out of sight from the street and neighbors
- Oak Trees should be trimmed only during September thru February - mitigate Oak Wilt

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

- Our Villa and Cottage area in Section 11 continues to evolve in numbers and in beauty
- We want to remind people to drive safely through the Villa and Cottage community
- Speed limit signs are coming – So, please drive safely!
- Yard Maintenance continues to be a bit of a pain point – More education on CCRs required

Homeowners Forum

- Several questions were raised throughout the presentation.
- No other real questions were raised in this section



Dan called for the meeting to Adjourn and it was seconded.

Meeting Adjourned at 12:00 PM CT