



Lakecliff POA 2025 Annual Board Meeting – January 31, 2026

Location: Lakecliff Golf Club

When: 10:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of October 28, 2025 POA Q3 Board Meeting Minutes and FY 2025 Financials

- Meeting Called to Order by Dan Wittner at 10:00 AM CT
- Certification of Quorum was announced – Dan Wittner

Quorum Vote

VOTE HOA NOW Final voting report for Lakecliff on Lake Travis POA

December 17, 2025
2025 Lakecliff on Lake Travis Vote for Quorum

Votes Received	Imported Accounts	Percent Voted
143	202	70.79%

COUNT MY MEMBERSHIP TOWARD QUORUM AT THE ANNUAL MEETING. I AM AWARE THAT I MAY SUBMIT AN ABSENTEE BALLOT AND LATER CHOOSE TO ATTEND THE ANNUAL MEETING IN PERSON, IN WHICH CASE IN-PERSON ATTENDANCE WILL PREVAIL TOWARD QUORUM.



Votes HOA Now Inc. hereby certifies that the above and attached reports are an accurate copy of the results from the voting database.



4.

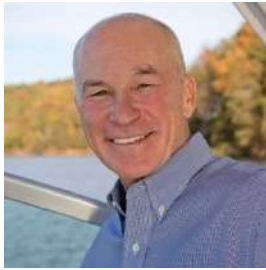
- Attendees were:
 - Dan Wittner – POA Board President
 - Kent Graham – POA Board Vice President and Treasurer
 - Tracie Cain – POA Board Director
 - Ira Wallace – POA Board Director
 - Tom Conwell – POA Board Director (Newly Elected)
 - Steve James – ACC Committee Representative
 - Stacy Jackson – Goodwin Property Manager
 - Mike Lange
 - Scott Walther
 - Joe Collengo
 - David Longoria
 - Gordon
 - Tom Douglass
 - Susan Douglass
 - Jim Lavendar
 - Beverly Graham
 - Katy Franceschini, by zoom



- Nancy Prevost, by zoom
 - Richard Laube, by zoom
 - Tiffany Beck, by zoom
- July 2025 Q3 Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board

Board Announcement

- Dan announced a new Board member that was elected during the annual election process
- Tom is a Great addition to the POA Board



Tom Conwell

BIO

After a rewarding 35-year career with General Motors that took him through nine different states, Tom Conwell and his wife Evy settled in East Tennessee at WindRiver Lakefront and Golf Community for nine wonderful years. During that time, he ended up working for the developer selling 225 homesites and was involved with the construction of over 100 full custom homes, gaining valuable experience working with WindRiver’s Design Review Board. Now in Texas, Tom is excited to bring his insights and enthusiasm to the local Homeowners Association as a new director. He and his wife Evy are thrilled to be part of the community, enjoying life alongside their children, grandchildren, and son-in-law, and looking forward to getting to know their neighbors.



In Memoriam

- Dan wanted to recognize one our great members – Pat Trojanowski
- Pat was an icon to Spicewood and Lakecliff
- He was super supportive of the POA and was the Chair of the Cottage and Villa committee
- We will miss Pat

In Memoriam



Pat Trojanowski

A Spicewood and Lakecliff Legend.....He will be missed!

New Members

- Dan recognized all the new members
- So delighted that they have chosen Lakecliff to be their Home
- Also, Dan recognized our Members Dave and Mahin as new owners of the Racquet Club

Welcome to Our New Homeowners

- ✓ Jeanne Parker
- ✓ Roy Canino
- ✓ Rach Andres
- ✓ John Vezina
- ✓ Jason & Tonya Mirabal
- ✓ Vikki & Metri Houche

NEW RACQUET CLUB OWNERS - LAKECLIFF RESIDENTS

- ✓ Dave & Mahin Barker



Thank You!

- Dan thanked all the people that have volunteered to support the POA
- He called out Scott Walthers as a departing Board Member and his contributions
- Also, Dan called out our Committees and their support

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 (Past)
- Tracie Cane – Director
- Ira Wallace – Director
- Tom Conwell – Director (New)
- Steve James – ACC Committee Chair
- Bob Randle - ACC
- Greg James – ACC
- Laurie Chapman – Community Engagement Committee Chair



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Year in Review – 2025

- Dan talked about all the things we have been focused on in 2025
- He discussed the challenges that the POA has seen
- He talked about the future as we become much more financial viable and stable
- Our focus will change as we now have the capacity to do some of the big projects, adding amenities and building on the foundation to create a World Class Community



2025 Continued focus on Sustainability

- In 2021, we began a journey to understand all the things that impacted our lifestyle
 - Electric - PEC
 - Drinking Water – Aqua and State of Texas
 - Sewage - Aqua
 - Roads – Travis County and Lakecliff
 - Irrigation – Lakecliff
 - Telecom - Broadband
 - Lakecliff Life Amenities
- 2025 was focused on building the financial stability for our community



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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. Approved drainage project to protect roads
- Fences – Continued to monitor the conditions of our ~9,000 feet of our fence lines and repaired and painted ~7,700 feet
- Drinking water and sewage – Continue to work closely with Aqua Texas on ways to manage our Drinking water the most effectively – We benefited from this partnership during the Flood of 2025!
- Irrigation – Previous work on our Irrigation infrastructure is paying off with less water loss and leakage impacts
- Lakecliff Advocacy – Continue to work with Travis County and State Legislators to bring visibility to Lakecliff and our concerns. Multiple interactions discuss Roads, Security and Water
- Regulatory Compliance – Enacted new laws as well as educated on older ones (Leash Law)



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Financial Results

- Kent reviewed the financials in detail
- Kent mentioned we were doing better than expected financially
- Kent asked for questions
- Motioned to Approve the Financials
- Seconded and Approved

POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD December 31, 2025

	YTD Actual	2025 Budget	Over (Under) Budget
Income			
POA	364,140	369,017	(4,877)
Cottage/Villa	52,500	69,300	(16,800)
Development	24,000	13,000	11,000
Irrigation	129,942	125,000	4,942
Total Income	570,582	576,317	(5,735)
Expense			
POA Administrative Expenses	43,338	43,125	213
POA Landscape Expenses	88,992	90,520	(1,528)
POA Property Expenses	52,271	53,831	(1,560)
POA Utility Expenses	3,555	3,500	55
Cottage/Villa Expenses	65,096	69,300	(4,204)
Development Expenses	34,000	40,000	(6,000)
Irrigation Expenses	102,124	103,300	(1,176)
Total Operating Expenses	389,376	403,576	(14,200)
Operating Net Income (Loss)	181,206	172,741	8,465
Non-Operating Expense			
Fence Repairs	17,411	15,000	2,411
Road Maint & Repair	-	-	-
Total Non-Operating Expense	17,411	15,000	2,411
Fund Change	163,795	157,741	4,684
Beginning Reserve Balance	148,094	148,094	-
Fund Change	163,795	157,741	4,684
Ending Reserve Balance	311,890	305,835	4,684



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POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD December 31, 2025

	YTD Actual	2025 Budget	Over (Under) Budget
Income			
Assessments - Annual POA	343,395	346,917	(3,522)
Lot Mowing Fee Allocation	14,942	16,800	(1,858)
Document Production	60	-	60
Interest Income	966	300	666
Gate Access Tags	2,555	3,500	(945)
Late Fee	702	500	202
AR Fee Income	1,520	1,000	520
Total Income	364,140	369,017	(4,877)
Expense			
Administrative Expenses			
Accounting	2,028	1,025	1,003
Bank Charges	5	-	5
Copies	2,889	1,000	1,889
Admin-AR Fees	2,621	2,000	621
Legal Expense	9,693	10,000	(307)
Management Fees	15,244	15,244	(0)
Meeting Expense	1,950	800	1,150
Postage/Delivery	726	500	226
Social Events	-	2,500	(2,500)
Website Maint	-	1,000	(1,000)
Website Hosting	518	500	18
Ins-D & O	2,282	2,863	(581)
Ins-F&EC or Package	4,598	4,739	(141)
Taxes-Property	784	954	(170)
Total Administrative Expenses	43,338	43,125	213



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POA

**Lakecliff on Lake Travis POA
Income Statement - POA
YTD December 31, 2025**

	YTD Actual	2025 Budget	Over (Under) Budget
Landscape			
Landscape-Lot Mowing	14,200	16,800	(2,600)
Landscape-Common Area	63,932	63,520	412
Landscape-Seasonal	8,311	3,500	4,811
Landscape-Supplies	1,500	3,500	(2,000)
Landscape-Sprinklers	1,049	3,200	(2,151)
Total Landscape	88,992	90,520	(1,528)
Property Expenses			
Entry Gate Maintenance	-	2,000	(2,000)
Property & Vendor Management	4,800	4,800	-
Gate Access Tags	-	3,000	(3,000)
Mailbox/Guard House Maint/Repair	676	1,500	(825)
Landscape Lights	-	200	(200)
Maint/Repair	2,135	3,600	(1,465)
Security/Monitoring	36,366	36,031	335
Signage Install/Maint	-	2,000	(2,000)
Street Light Maint/Repair	-	200	(200)
Water Feature Maint	8,294	500	7,794 Leak repair
Total Property Expenses	52,271	53,831	(1,560)
Utility Expenses			
Internet - Security	874	900	(26)
Electric	2,681	2,600	81
Total Utility Expenses	3,555	3,500	55
Total Operating Expense	188,156	190,976	(2,820)
Operating Income (Loss)	175,984	178,041	(2,057)
Non-Operating Expenses			
Fence Repairs	17,411	15,000	2,411
Road Maint/Repair	-	-	-
Non-Operating Expenses	17,411	15,000	2,411
Fund Change - Cash Increase (Decrease)	158,573	163,041	(4,468)



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Irrigation

**Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD December 31, 2025**

	YTD Actual	2025 Budget	Over (Under) Budget
Income			
Irrigation System Revenue	122,192	120,000	2,192
Irrigation System - Set up fees	7,750	5,000	2,750
Total Income	129,942	125,000	4,942
Expense			
Meter Reading	7,387	6,200	1,187
Raw Water	78,453	80,000	(1,547)
Raw Water - Res. Water Facility	9,600	9,600	-
New Meters	3,401	2,500	901
Irrigation - Repairs/Maintenance	3,284	5,000	(1,716)
Irrigation Install	-	-	-
Total Expense	102,124	103,300	(1,176)
Fund Change - Cash Increase (Decrease)	27,818	21,700	6,118



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Development

Lakecliff on Lake Travis POA
Income Statement - Development
 YTD December 31, 2025

	YTD Actual	2025 Budget	Over (Under) Budget
Income			
Arch Review Fee	12,000	5,000	7,000
New Construction Mgmt Fee	12,000	8,000	4,000
Total Income	24,000	13,000	11,000
Expense			
Administrative Expenses			
Development Services	34,000	40,000	(6,000) More efficient management
Total Expense	34,000	40,000	(6,000)
Fund Change - Cash Increase (Decrease)	(10,000)	(27,000)	17,000



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Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
 YTD December 31, 2025

	YTD Actual	2025 Budget	Over (Under) Budget
Income			
Cottage Landscape Maintenance Allocation	52,440	62,400	(9,960)
Cottage Landscape Seasonal Allocation	61	5,400	(5,339)
Set-up Fees	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	(1,500)
Total Income	52,500	69,300	(16,800)
Expense			
Landscape-Cottage Recurring	57,804	62,400	(4,596)
Landscape-Seasonal	6,171	5,400	771
Landscape-Cottage Sprinkler Repairs	1,121	1,500	(379)
Total Expense	65,096	69,300	(4,204)
Fund Change - Cash Increase (Decrease)	(12,595)	-	(12,595)



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Balance Sheet

Lakecliff on Lake Travis POA
Balance Sheet
 As of December 31, 2025

Assets		
<u>Cash</u>		
Cking - Western Alliance	404,997.44	
Cking - Arrowhead Bank	3,107.38	
Cking - Arrowhead Construction	25,502.30	
Certificate of Deposit	30,597.40	
MMA Reserve - Western Alliance	9,781.81	
Total Cash	473,986.33	
Total Assets		473,986.33
Liabilities & Equity		
<u>Other Liabilities</u>		
Construction Deposits	55,000.00	
Total Other Liabilities	55,000.00	
<u>Prepaid Assessments</u>		
Prepayments	107,096.70	
Total Prepaid Assessments	107,096.70	
Total Fund Balance	311,889.63	
Total Liabilities & Equity		473,986.33



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2026 Budget

- Kent continued with reviewing our 2026 Budget
- Key items were the increase in membership dues
- Kent pointed out several items that reflect the POAs initiatives
- Kent asked for questions and fielded those at this time
- Kent called for a vote to Approve
- Dan Seconded and the Budget was Approved

POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
 2026 Budget

	2025	2026	2026
	Actual	Budget	Budget vs
			2025
Income			
POA	364,140	440,124	75,984
Cottage/Villa	52,500	54,900	2,400
Development	24,000	19,500	(4,500)
Irrigation	129,942	127,500	(2,442)
Total Income	570,582	642,024	71,442
Expense			
POA Administrative Expenses	43,338	43,608	270
POA Landscape Expenses	83,992	92,700	8,708
POA Property Expenses	52,271	48,831	(3,440)
POA Utility Expenses	3,555	3,661	106
Cottage/Villa Expenses	70,096	54,900	(15,196)
Development Expenses	34,000	32,200	(1,800)
Irrigation Expenses	102,124	114,903	12,779
Total Operating Expenses	389,376	390,803	1,427
Operating Net Income (Loss)	181,206	251,221	70,014
Non-Operating Expense			
Fence Repairs	17,411	5,000	(12,411)
Major Irrigation Repair/Maint POA	-	5,000	5,000
Road Maint & Repair	-	250,000	250,000
Total Non-Operating Expense	17,411	260,000	242,589
Fund Change	163,795	(8,779)	(172,575)
Beginning Reserve Balance	148,094	311,890	163,795
Fund Change	163,795	(8,779)	(172,575)
Ending Reserve Balance	311,890	303,110	(8,779)



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POA

**Lakecliff on Lake Travis POA
Income Statement - POA
2026 Budget**

	2025	2026 Budget	2026 Budget vs 2025
Income			
Assessments - Annual POA	343,395	418,374	74,979
Lot Mowing Fee Allocation	14,942	18,200	3,258
Document Production	60	-	(60)
Interest Income	966	300	(666)
Gate Access Tags	2,555	1,750	(805)
Late Fee	702	500	(202)
AR Fee Income	1,520	1,000	(520)
Total Income	364,140	440,124	75,984
Expense			
Administrative Expenses			
Accounting	2,028	1,200	(828)
Bank Charges	5	-	(5)
Copies	2,889	2,000	(889)
Admin-AR Fees	2,621	1,000	(1,621)
Legal Expense	9,693	10,000	307
Management Fees	15,244	15,696	452
Meeting Expense	1,950	1,200	(750)
Postage/Delivery	726	600	(126)
Social Events	-	2,500	2,500
Website Maint	-	-	-
Website Hosting	518	500	(18)
Ins-D & O	2,282	2,624	342
Ins-F&EC or Package	4,598	5,288	690
Taxes-Property	784	1,000	216
Total Administrative Expenses	43,338	43,608	270



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POA

**Lakecliff on Lake Travis POA
Income Statement - POA
2026 Budget**

	2025	2026 Budget	2026 Budget vs 2025
Landscape			
Landscape-Lot Mowing	14,200	18,200	4,000
Landscape-Common Area	63,932	68,800	4,868
Landscape-Common Area Seasonal	8,311	-	(8,311)
Landscape-Supplies	1,500	2,500	1,000
Landscape-Sprinklers	1,049	3,200	2,151
Total Landscape	88,992	92,700	3,708
Property Expenses			
Entry Gate Maintenance	-	2,000	2,000
Property and Vendor Management	4,800	4,800	-
Gate Access Tags	-	-	-
Mailbox/Guard House Maint/Repair	676	1,500	825
Landscape Lights	-	200	200
Maint/Repair	2,135	3,600	1,465
Security/Monitoring	36,366	36,031	(335)
Signage Install/Maint	-	-	-
Street Light Maint/Repair	-	200	200
Water Feature Maint	8,294	500	(7,794)
Total Property Expenses	52,271	48,831	(3,440)
Utility Expenses			
Internet Security	874	900	26
Electric	2,681	2,761	80
Tel/Cell/Pager	-	-	-
Total Utility Expenses	3,555	3,661	106
Total Operating Expense	188,156	188,800	644
Operating Income (Loss)	175,984	251,324	75,340
Non-Operating Expenses			
Fence Repairs	17,411	5,000	(12,411)
Road Maint/Repair	-	250,000	250,000
Non-Operating Expenses	17,411	255,000	237,589
Fund Change - Cash Increase (Decrease)	158,573	(3,676)	(162,249)



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Irrigation

**Lakecliff on Lake Travis POA
Income Statement - Irrigation
2026 Budget**

	2025	2026 Budget	2026 Budget vs 2025
Income			
Irrigation System Revenue	122,192	120,000	(2,192)
Irrigation System - Set up fees	7,750	7,500	(250)
Total Income	129,942	127,500	(2,442)
Expense			
Meter Reading	7,387	7,803	416
Raw Water	78,453	90,000	11,547
Raw Water - Res. Water Facility	9,600	9,600	-
New Meters	3,401	2,500	(901)
Routine Repairs/Maintenance	3,284	2,500	(784)
Irrigation Install	-	2,500	2,500
Total Expense	102,124	114,903	12,779
Non-Operating Expense			
Major Irrigation Repair/Maint POA	-	5,000	5,000
Total Non-Operating Expenses	-	5,000	5,000
Total Expenses	102,124	119,903	17,779
Fund Change - Cash Increase (Decrease)	27,818	7,597	(20,221)



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Development

**Lakecliff on Lake Travis POA
Income Statement - Development
2026 Budget**

	2025	2026 Budget	2026 Budget vs 2025
Income			
Arch Review Fee	12,000	7,500	(4,500)
New Construction Mgmt Fee	12,000	12,000	-
Total Income	24,000	19,500	(4,500)
Expense			
Administrative Expenses			
Development Services	34,000	32,200	(1,800)
Total Expense	34,000	32,200	(1,800)
Fund Change - Cash Increase (Decrease)	(10,000)	(12,700)	(2,700)



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Cottages

**Lakecliff on Lake Travis POA
Income Statement - Cottages
2026 Budget**

	2025	2026 Budget	2026 Budget vs 2025
Income			
Cottage Landscape Maintenance Allocation	52,440	49,400	(3,040)
Cottage Landscape Seasonal Allocation	61	4,000	3,939
Set-up Fees	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	1,500
Total Income	52,500	54,900	2,400
Expense			
Landscape-Cottage Recurring	57,804	49,400	(8,404)
Landscape-Seasonal	6,171	4,000	(2,171)
Landscape-Cottage Sprinkler Repairs	1,121	1,500	379
Total Expense	65,096	54,900	(10,196)
Fund Change - Cash Increase (Decrease)	(12,595)	-	12,595



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5 Year Plan

- Kent wrapped-up the financial discussion with the updated 5 Year Plan
- Key call outs were the increases to dues that we anticipate will stabilize in 2027 and only be impacted by inflation

POA Consolidated

**Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan**

	Inflation		3%	3%	3%	3%
	2025 Actual 20%	2026 Budget 20%	2027 18%	2028 3%	2029 3%	2030 3%
Increase in Assessment						
Annual Assessment per Lot	\$ 1,761	\$ 2,113	\$ 2,493	\$ 2,568	\$ 2,645	\$ 2,725
Assessable Lots	198	198	198	198	198	198
Income						
POA Income						
Assessments - Annual POA	343,395	418,374	493,681	508,492	523,747	539,459
Lot Mowing Fee Allocation	14,942	18,200	18,800	19,400	20,000	20,600
Document Production	60					
Interest Income	966	300	300	400	400	500
Gate Access Tags	2,555	1,750	1,750	1,750	1,750	1,750
Late Fee	702	500	500	500	500	500
AR Fee Income	1,520	1,000	1,000	1,000	1,000	1,000
Total POA Income	364,140	440,124	516,031	531,542	547,397	563,809
Cottages Income						
Landscape Maintenance	52,440	49,400	50,900	52,500	54,100	55,800
Landscape Seasonal	61	4,000	4,200	4,400	4,600	4,800
Setup Fees	-	-	-	-	-	-
Sprinklers Repair-Reimb	-	1,500	2,000	2,000	2,000	2,000
Total Cottages Income	52,500	54,900	57,100	58,900	60,700	62,600
Development Income						
Arch Review Fee	12,000	7,500	5,000	5,000	5,000	5,000
Construction Mgmt Fee	12,000	12,000	8,000	8,000	8,000	8,000
Total Development Income	24,000	19,500	13,000	13,000	13,000	13,000
Irrigation Income						
Revenue	122,192	120,000	123,600	127,400	131,300	135,300
Irrigation System - Set up fees	7,750	7,500	5,000	5,000	5,000	5,000
Total Irrigation Income	129,942	127,500	128,600	132,400	136,300	140,300
Total Income	570,582	642,024	714,731	735,842	757,397	779,709



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POA Consolidated

**Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan**

	Inflation					
			3%	3%	3%	3%
	2025 Actual	2026 Budget	2027	2028	2029	2030
Expense						
POA Admin Expenses						
Accounting	2,028	1,200	1,300	1,400	1,500	1,600
Bank Charges	5	-	-	-	-	-
Copies	2,889	2,000	2,000	2,000	2,000	2,000
Admin-AR Fees	2,621	1,000	2,000	2,000	2,000	2,000
Legal Expense	9,693	10,000	10,000	10,000	10,000	10,000
Management Fees	15,244	15,696	16,200	16,700	17,200	17,700
Meeting Expense	1,950	1,200	1,200	1,200	1,200	1,200
Postage/Delivery	726	600	700	800	900	1,000
Social Events	-	2,500	2,500	2,500	2,500	2,500
Website Hosting	518	500	500	500	500	500
Ins-D & O	2,282	2,624	2,700	2,800	2,900	3,000
Ins-F&EC or Package	4,598	5,288	5,400	5,600	5,800	6,000
Taxes-Property	784	1,000	1,100	1,200	1,300	1,400
Total POA Admin Expenses	43,338	43,608	45,600	46,700	47,800	48,900
POA Landscape Expenses						
Landscape-Lot Mowing	14,200	18,200	18,800	19,400	20,000	20,600
Landscape-Common Area Recurring	72,243	68,800	70,900	73,100	75,300	77,600
Landscape-Supplies	1,500	2,500	2,600	2,700	2,800	2,900
Landscape-Sprinklers	1,049	3,200	3,300	3,400	3,600	3,800
Total POA Landscape Expenses	88,992	92,700	95,600	98,600	101,700	104,900
POA Property Expenses						
Entry Gate Maintenance	-	2,000	2,100	2,200	2,300	2,400
Property & Vendor Management	4,800	4,800	4,800	4,800	4,800	4,800
Gate Access Tags	-	-	1,300	1,300	1,300	1,300
Mailbox/Guard House Maint/Repair	676	1,500	1,500	1,500	1,500	1,500
Landscape Lights	-	200	200	200	200	200
Maint/Repair	2,135	3,600	4,000	5,000	6,000	7,000



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POA Consolidated

**Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan**

	Inflation					
			3%	3%	3%	3%
	2025 Actual	2026 Budget	2027	2028	2029	2030
Security/Monitoring	36,366	36,031	38,200	38,200	38,200	39,400
Signage Install/Maint	-	-	1,000	1,000	1,000	1,000
Street Light Maint/Repair	-	200	200	200	200	200
Water Feature Maint	8,294	500	500	500	500	500
Total POA Property Expenses	52,271	48,831	53,800	54,900	56,000	58,300
POA Utility Expenses						
Internet - Security	874	900	1,000	1,000	1,000	1,000
Electric	2,681	2,761	2,900	3,000	3,100	3,200
Tel/Cell/Pager	-	-	-	-	-	-
Total POA Utility Expenses	3,555	3,661	3,900	4,000	4,100	4,200
Cottages Expense						
Landscape-Recurring	57,804	49,400	50,900	52,500	54,100	55,800
Landscape-Cottage Seasonal	6,171	4,000	4,200	4,400	4,600	4,800
Landscape-Sprinkler Repairs	1,121	1,500	2,000	2,000	2,000	2,000
Total Cottages Expense	65,096	54,900	57,100	58,900	60,700	62,600
Development Expenses						
Development Services	34,000	32,200	40,000	40,000	40,000	40,000
Total Development Expenses	34,000	32,200	40,000	40,000	40,000	40,000
Irrigation						
Meter Reading & Routine Repairs/Maintenance	7,387	7,803	8,000	8,300	8,600	8,900
Raw Water	78,453	90,000	92,700	95,500	98,400	101,400
Raw Water - Water Facility	9,600	9,600	9,900	10,200	10,600	11,000
New Meters	3,401	2,500	2,500	2,500	2,500	2,500
Routine Repairs/Maintenance	3,284	2,500	2,500	2,500	2,500	2,500
Irrigation Install	-	2,500	6,000	6,000	6,000	6,000
Total Irrigation	102,124	114,903	121,600	125,000	128,600	132,300
Total Operating Expenses	389,376	390,803	417,600	428,100	438,900	451,200
Operating Net Income (Loss)	181,206	251,221	297,131	307,742	318,497	328,509



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POA Consolidated

**Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan**

	Inflation		3%	3%	3%	3%
	2025 Actual	2026 Budget	2027	2028	2029	2030
Non-Operating Expense						
Fence Repairs	17,411	5,000	5,000	5,300	25,000	5,600
Irrigation - Repairs/Maintenance	-	5,000	5,000	5,000	5,000	5,000
Front Entrance Landscape Upgrade	-	-	-	-	-	-
Road Maint & Repair	-	250,000	257,500	265,300	273,300	281,500
Security Project - Expenses	-	-	-	-	-	-
Security Project - Funding	-	-	-	-	-	-
Total Non-Operating Expense	17,411	260,000	267,500	275,600	303,300	292,100
Fund Change	163,795	(8,779)	29,631	32,142	15,197	36,409
Beginning Reserve Balance	148,094	311,889	303,110	332,742	364,884	380,080
Fund Change	163,795	(8,779)	29,631	32,142	15,197	36,409
Ending Reserve Balance	311,889	303,110	332,742	364,884	380,080	416,489



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Infrastructure Review

- Dan discussed the key areas of our infrastructure
- Started with Security and moved through each operating area

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 400,000 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
- Remote Guards review items detected by the cameras and alert the POA on suspicious issues
- Stats for 2025 – 1/1/2025 to 12/31/2025
 - 66,712 Transactions processed
 - 44,008 Gate Tags read
 - 22,704 Visitor QR codes read
 - 6,622 – Contractors
 - 7,046 – Visitors
 - 8,918 - Permanent Visitors
 - 118 – Parties
 - LPRs Read – 111,192
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~166,788
 - Adoption of TekControl Visitor Management is up significantly
 - LPR adoption is still low



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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
- The Intent was to hold our funds until 2026
- We have put out bids for repairs
- We need to have each Bidder come and provide an engineering study on what Lakecliff should do with the roads
 - Is the Base in good shape?
 - Is there an area that needs repair to ensure Base stays in good shape?
 - Sealing?
 - Ribbon to Ribbon
- 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
- We should have a plan of action in Q1 and we will have several POA workshops to educate folks on what the plan is and the Whys....

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- In 2025, the POA repaired and painted ~7,700 feet of fencing.
- All fence line will be reviewed ongoing to address any major issues as they arise
- In 2026, the POA will continue repairing and painting the remaining ~1,300 feet
- Anticipated cost is ~\$5,000





Irrigation

- In 2026, we will continue monitoring all shut-off valves and address any infrastructure through Break/Fix
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss
- We anticipate water restrictions in 2026 due to Lake Travis levels in the Summer. 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
- Lake Travis had good flow-in in 2025 but is still not full. We need to continue being diligent in conservation
- Dan mentioned that we are in Stage Normal for now
- 2 times weekly watering is the maximum

Water Conservation - Reminder

LCRA Notice

Lakecliff is under Normal Operations. You and other domestic use, temporary, and landscape irrigation and recreational use water customers should 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
- Tuesdays and Fridays for POA
- Hours: Midnight to 10 a.m. and 7 p.m. to midnight.”
- It is Highly Encouraged that there is no irrigation watering from November to February
- 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



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Committee Updates – Community Engagement

- Dan presented that there was a lot going on in 2025.
- Multiple events were the highlight of 2025

Community Engagement Committee

Easter Celebration



Christmas Tree Lighting



Christmas Fireworks



- Dan announced several new focus items for the Community
 - One Lakecliff
 - Lakecliff Life – Building a World Class Community and Experience

Community Engagement Committee

The Mission of the Committee

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

- Excited to Announce “One Lakecliff” Campaign
 - Lakecliff History – Coming Soon.... NEVER FORGET from what we came from...and how hard but beautiful that journey was...and is. THIS PLACE IS SPECIAL!!!
- Forming Amenities Committee – “Lakecliff Life” – The Remake
 - Dog Park?
 - Entrance changed/upgraded
 - A few lights added around the neighborhood (low lights)
 - Possibly a “fishing area” established (we don’t care if anyone fishes in our ponds)
 - Park Benches
 - Lakecliff Golf Club Lakecliff Racquet Club are working towards full cooperation – How do we collaborate
- Christmas in Lakecliff!!! How do we capture the Christmas Spirit MORE...Let’s find more and more beautiful things to do!



Lakecliff Life – A World Class Experience



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- Dan pointed out that the POA Park has been cleaned-up and looks beautiful
- So many folks had no idea it was there

Community Engagement Committee

POA Park



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Committee Updates – ACC

- Steve James presented the ACC update
- Activity is steady but slow
- Steve added that were changing the ACC Guidelines and to be on the lookout
- Also, he added key items for the community to be aware
- Last thing Steve touched on was the Mission and focus of the ACC

ACC

New Building/Exterior Renovation Activity

In Process

- 2 homes under construction
- 2 sets of plans are in the primary review stage
- Some remodeling and pool/deck additions are being done
- Building Activity is still very slow

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
- Travis County Leash Laws

Lakecliff - Look and Feel Discussion



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ACC

The Mission of the Committee

The Mission of Lakecliff on Lake Travis is to Create an Exclusive, Private Lakefront Neighborhood with Strong Building Standards, Attractive Landscaping, and limited Traffic in a Quiet Setting in the Texas Hill Country

Hill Country Style

- generally, muted tones(Creams to Brown/Rusk)
- use of stone, wood and metal roof
- native plants
- dark skies (minimal lighting on house and landscaping)

House Design

- Architectural Rules document
- Variation in design
- Street Appeal
- Attractive landscaping (Especially on corner lots and Gallery Dr.)

House Views

- Distractions to Neighbor or from street
- Covered HVAC/utility equip
- Planting Around PEC Transformers
- Trash Cans
- Overnight Parking on Streets
- Lighting
- Regular maintenance of landscaping



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Homeowners Forum

- Questions were raised and discussed throughout the presentation and addressed
- Summary of the Key discussions
 - The ACC discussed neighborhood architectural standards and enforcement, including the importance of maintaining dark skies lighting and native landscaping.
 - A significant discussion centered on speeding issues in the neighborhood, with residents expressing concerns about maintenance workers and golfers driving recklessly through residential areas. The POA Board agreed to explore options for addressing speeding, including potentially installing electronic speed signs. Also, the POA Board said it would send out a notice to the POA, Golf Club and Tennis Club Members .
 - There was also discussion about the need to update CCRs and architectural rules to better accommodate modern building needs while maintaining neighborhood character. The POA Board decided to schedule a follow-up discussion about CCR flexibility and architectural standards.

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

Meeting Adjourned at 12 PM CT