



Lakecliff
ON LAKE TRAVIS

Lakecliff on Lake Travis

Annual POA Board Meeting

January 22, 2022

Agenda

- Call to Order – Mike Lange
- Certification of Quorum – Mike Lange
- Review/Approval of Minutes – Mike Lange
- Review/Approval of Financial Statements – Laura Riddle
- Year in Review – Mike Lange and entire Board
- Vote on Consolidating all Governing Documents
- ACC Update – Steve James
- Strategic Plan Framework – Dan Wittner and entire Board
- Homeowner Forum
- Adjourn

Call to Order,
Certificate of
Quorum, Previous
Meeting Minutes,
Financial Updates



Lakecliff
ON LAKE TRAVIS

Q4 Financials

December

Lakecliff on Lake Travis POA

Balance Sheet

Period 12/31/2021

Assets

Cash

Cking - Western Alliance	88,638.92	
MMA Reserve - Western Alliance	34,654.77	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>306,784.30</u>	
Total Assets		<u><u>306,784.30</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	56,808.00	
Total Prepaid Assessments	<u>56,808.00</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	33,059.83	
Total Fund Balance	<u>249,976.30</u>	
Total Liabilities & Equity		<u><u>306,784.30</u></u>

Q4 Financials

December

Lakecliff on Lake Travis POA

Income Statement

Period 12/1/2021 To 12/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Income				
Assessments - Annual POA	(25.50)	-0.06%	167,115.29	44.08%
Cottage Landscape Maintenance Allocation	0.00	0.00%	29,246.56	7.72%
Cottage Landscape Seasonal Allocation	40,894.71	89.70%	40,894.71	10.79%
Lot Mowing Fee Allocation	462.55	1.01%	10,223.89	2.70%
Arch Review Fee	0.00	0.00%	32,500.00	8.57%
New Construction Mgmt Fee	0.00	0.00%	34,923.43	9.21%
Gate Access Fee	0.00	0.00%	1,500.00	0.40%
Interest Income	6.54	0.01%	581.93	0.15%
Key/Remote Fee	25.00	0.05%	2,575.00	0.68%
Late Fee	25.50	0.06%	324.53	0.09%
AR Fee Income	0.00	0.00%	155.00	0.04%
Legal Expense Reimb	0.00	0.00%	4,937.99	1.30%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.02%
Irrigation System Revenue	4,200.80	9.21%	49,004.99	12.93%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.32%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	45,589.60	100.00%	379,078.22	100.00%
Total Income	45,589.60	100.00%	379,078.22	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.14%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.01%
Copies	14.05	0.03%	814.93	0.24%
Admin-AR Fees	2.00	0.00%	83.00	0.02%
Legal Expense	1,874.50	3.35%	21,469.90	6.20%
Management Fees	1,110.00	1.98%	13,320.00	3.85%
Meeting Expense	0.00	0.00%	645.00	0.19%
Other Professional Svcs	0.00	0.00%	5,317.00	1.54%
Postage/Delivery	7.03	0.01%	340.31	0.10%
Social Events	0.00	0.00%	3,435.39	0.99%
Website Maint	0.00	0.00%	250.00	0.07%
Website Hosting	821.65	1.47%	1,742.66	0.50%
Ins-F&EC or Package	0.00	0.00%	1,841.00	0.53%
Ins-Liability	0.00	0.00%	4,184.00	1.21%
Taxes-Federal Income	0.00	0.00%	76.00	0.02%
Taxes-Property	744.61	1.33%	744.61	0.22%
Total Administrative Expenses	4,573.84	8.17%	54,783.80	15.83%
Irrigation				
Meter Reading	805.36	1.44%	5,186.52	1.50%
Raw Water	20,262.17	36.19%	50,599.49	14.62%
Raw Water - Res. Water Facility	2,400.00	4.29%	10,400.00	3.01%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.12%
New Meters	0.00	0.00%	547.50	0.16%
Total Irrigation	23,467.53	41.91%	67,144.86	19.40%
Landscape				
Landscape-Common Area Seasonal	775.00	1.38%	8,004.48	2.31%
Landscape-Lot Mowing	0.00	0.00%	16,400.00	4.74%
Landscape-Common Area Recurring	7,997.72	14.28%	51,067.14	14.76%
Landscape-Cottage Recurring	4,874.44	8.71%	31,941.54	9.23%
Landscape-Cottage Seasonal	616.27	1.10%	91,985.22	26.58%
Landscape-Supplies	0.00	0.00%	672.33	0.19%
Landscape-Repair	7,437.50	13.28%	7,437.50	2.15%
Landscape-Sprinklers	0.00	0.00%	395.00	0.11%
Landscape-Cottage Sprinkler Repairs	0.00	0.00%	933.15	0.27%

Q4 Financials

December

Lakecliff on Lake Travis POA

Income Statement

Period 12/1/2021 To 12/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Landscape	21,700.93	38.76%	208,836.36	60.35%
Property Expenses				
Access Ctrl-Maint	0.00	0.00%	286.95	0.08%
Entry Gate Maintenance	0.00	0.00%	1,198.07	0.35%
Mailbox/Guard House Maint/Repair	0.00	0.00%	67.86	0.02%
Landscape Lights	0.00	0.00%	154.36	0.04%
Maint/Repair	5,938.94	10.61%	8,256.43	2.39%
Security/Monitoring	0.00	0.00%	1,191.96	0.34%
Signage Install/Maint	0.00	0.00%	373.93	0.11%
Street Light Maint/Repair	0.00	0.00%	52.50	0.02%
Water Feature Maint	0.00	0.00%	175.00	0.05%
Total Property Expenses	5,938.94	10.61%	11,757.06	3.40%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.29%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.29%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	199.16	0.36%	2,255.27	0.65%
Tel/Cell/Pager	111.45	0.20%	1,241.04	0.36%
Total Utility Expenses	310.61	0.55%	3,496.31	1.01%
Total Expense	55,991.85	100.00%	346,018.39	100.00%
Fund Change	(10,402.25)		33,059.83	

Q4 Financials

November

Lakecliff on Lake Travis POA

Balance Sheet

Period 11/30/2021

Assets

Cash

Cking - Western Alliance	41,629.63	
MMA Reserve - Western Alliance	42,087.18	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>267,207.42</u>	
Total Assets		<u>267,207.42</u>

Liabilities & Equity

Prepaid Assessments

Prepayments	6,828.87	
Total Prepaid Assessments	<u>6,828.87</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	43,462.08	
Total Fund Balance	<u>260,378.55</u>	
Total Liabilities & Equity		<u>267,207.42</u>

Q4 Financials

November

Lakecliff on Lake Travis POA

Income Statement

Period 11/1/2021 To 11/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Income				
Assessments - Annual POA	0.00	0.00%	167,140.79	50.12%
Cottage Landscape Maintenance Allocation	0.00	0.00%	29,246.56	8.77%
Lot Mowing Fee Allocation	564.05	9.02%	9,761.34	2.93%
Arch Review Fee	0.00	0.00%	32,500.00	9.75%
New Construction Mgmt Fee	0.00	0.00%	34,923.43	10.47%
Gate Access Fee	0.00	0.00%	1,500.00	0.45%
Interest Income	6.32	0.10%	575.39	0.17%
Key/Remote Fee	25.00	0.40%	2,550.00	0.76%
Late Fee	0.00	0.00%	299.03	0.09%
AR Fee Income	0.00	0.00%	155.00	0.05%
Legal Expense Reimb	226.33	3.62%	4,937.99	1.48%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.03%
Irrigation System Revenue	5,433.28	86.86%	44,804.19	13.43%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.50%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	6,254.98	100.00%	333,488.62	100.00%
Total Income	6,254.98	100.00%	333,488.62	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.17%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.01%
Copies	17.40	0.09%	800.88	0.28%
Admin-AR Fees	2.00	0.01%	81.00	0.03%
Legal Expense	1,582.83	8.13%	19,595.40	6.76%
Management Fees	1,110.00	5.70%	12,210.00	4.21%
Meeting Expense	120.00	0.62%	645.00	0.22%
Other Professional Svcs	0.00	0.00%	5,317.00	1.83%
Postage/Delivery	7.23	0.04%	333.28	0.11%
Social Events	0.00	0.00%	3,435.39	1.18%
Website Maint	0.00	0.00%	250.00	0.09%
Website Hosting	26.65	0.14%	921.01	0.32%
Ins-F&EC or Package	1,841.00	9.46%	1,841.00	0.63%
Ins-Liability	0.00	0.00%	4,184.00	1.44%
Taxes-Federal Income	0.00	0.00%	76.00	0.03%
Total Administrative Expenses	4,707.11	24.18%	50,209.96	17.31%
Irrigation				
Meter Reading	0.00	0.00%	4,381.16	1.51%
Raw Water	5,911.81	30.37%	30,337.32	10.46%
Raw Water - Res. Water Facility	800.00	4.11%	8,000.00	2.76%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.14%
New Meters	0.00	0.00%	547.50	0.19%
Total Irrigation	6,711.81	34.48%	43,677.33	15.06%
Landscape				
Landscape-Common Area Seasonal	495.63	2.55%	7,229.48	2.49%
Landscape-Lot Mowing	7,200.00	36.99%	16,400.00	5.65%
Landscape-Common Area Recurring	0.00	0.00%	43,069.42	14.85%
Landscape-Cottage Recurring	0.00	0.00%	27,067.10	9.33%
Landscape-Cottage Seasonal	0.00	0.00%	91,368.95	31.50%
Landscape-Supplies	0.00	0.00%	672.33	0.23%
Landscape-Sprinklers	0.00	0.00%	395.00	0.14%
Landscape-Cottage Sprinkler Repairs	0.00	0.00%	933.15	0.32%
Total Landscape	7,695.63	39.54%	187,135.43	64.52%
Property Expenses				

Q4 Financials

November

Lakecliff on Lake Travis POA

Income Statement

Period 11/1/2021 To 11/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Access Ctrl-Maint	15.00	0.08%	286.95	0.10%
Entry Gate Maintenance	0.00	0.00%	1,198.07	0.41%
Mailbox/Guard House Maint/Repair	0.00	0.00%	67.86	0.02%
Landscape Lights	0.00	0.00%	154.36	0.05%
Maint/Repair	0.00	0.00%	2,317.49	0.80%
Security/Monitoring	0.00	0.00%	1,191.96	0.41%
Signage Install/Maint	0.00	0.00%	373.93	0.13%
Street Light Maint/Repair	0.00	0.00%	52.50	0.02%
Water Feature Maint	0.00	0.00%	175.00	0.06%
Total Property Expenses	15.00	0.08%	5,818.12	2.01%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.34%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.34%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	222.80	1.14%	2,056.11	0.71%
Tel/Cell/Pager	111.45	0.57%	1,129.59	0.39%
Total Utility Expenses	334.25	1.72%	3,185.70	1.10%
Total Expense	19,463.80	100.00%	290,026.54	100.00%
Fund Change	(13,208.82)		43,462.08	

Q4 Financials

October

Lakecliff on Lake Travis POA

Balance Sheet

Period 10/31/2021

Assets

Cash

Cking - Western Alliance	55,348.77	
MMA Reserve - Western Alliance	42,081.99	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>280,921.37</u>	
Total Assets		<u><u>280,921.37</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	7,334.00	
Total Prepaid Assessments	<u>7,334.00</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	56,670.90	
Total Fund Balance	<u>273,587.37</u>	
Total Liabilities & Equity		<u><u>280,921.37</u></u>

Q4 Financials

October

Lakecliff on Lake Travis POA

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments - Annual POA	(1,496.82)	-5.21%	167,140.79	51.08%
Cottage Landscape Maintenance Allocation	(8.51)	-0.03%	29,246.56	8.94%
Lot Mowing Fee Allocation	3,038.87	10.58%	9,197.29	2.81%
Arch Review Fee	5,000.00	17.41%	32,500.00	9.93%
New Construction Mgmt Fee	10,423.43	36.29%	34,923.43	10.67%
Gate Access Fee	1,500.00	5.22%	1,500.00	0.46%
Interest Income	11.79	0.04%	569.07	0.17%
Key/Remote Fee	2,275.00	7.92%	2,525.00	0.77%
Late Fee	0.00	0.00%	299.03	0.09%
AR Fee Income	0.00	0.00%	155.00	0.05%
Legal Expense Reimb	3,338.05	11.62%	4,711.66	1.44%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.03%
Irrigation System Revenue	4,637.97	16.15%	39,370.91	12.03%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.53%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	28,719.78	100.00%	327,233.64	100.00%
Total Income	28,719.78	100.00%	327,233.64	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.18%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.01%
Copies	85.45	0.09%	783.48	0.29%
Admin-AR Fees	2.00	0.00%	79.00	0.03%
Legal Expense	4,163.50	4.52%	18,012.57	6.66%
Management Fees	1,110.00	1.20%	11,100.00	4.10%
Meeting Expense	0.00	0.00%	525.00	0.19%
Other Professional Svcs	0.00	0.00%	5,317.00	1.97%
Postage/Delivery	38.63	0.04%	326.05	0.12%
Social Events	0.00	0.00%	3,435.39	1.27%
Website Maint	0.00	0.00%	250.00	0.09%
Website Hosting	574.56	0.62%	894.36	0.33%
Ins-Liability	0.00	0.00%	4,184.00	1.55%
Taxes-Federal Income	0.00	0.00%	76.00	0.03%
Total Administrative Expenses	5,974.14	6.48%	45,502.85	16.82%
Irrigation				
Meter Reading	402.68	0.44%	4,381.16	1.62%
Raw Water	0.00	0.00%	24,425.51	9.03%
Raw Water - Res. Water Facility	0.00	0.00%	7,200.00	2.66%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.15%
New Meters	0.00	0.00%	547.50	0.20%
Total Irrigation	402.68	0.44%	36,965.52	13.66%
Landscape				
Landscape-Common Area Seasonal	0.00	0.00%	6,733.85	2.49%
Landscape-Lot Mowing	1,000.00	1.09%	9,200.00	3.40%
Landscape-Common Area Recurring	3,998.86	4.34%	43,069.42	15.92%
Landscape-Cottage Recurring	2,437.22	2.64%	27,067.10	10.00%
Landscape-Cottage Seasonal	77,093.78	83.66%	91,368.95	33.77%
Landscape-Supplies	0.00	0.00%	672.33	0.25%
Landscape-Sprinklers	0.00	0.00%	395.00	0.15%
Landscape-Cottage Sprinkler Repairs	0.00	0.00%	933.15	0.34%
Total Landscape	84,529.86	91.73%	179,439.80	66.32%
Property Expenses				
Access Ctrl-Maint	136.95	0.15%	271.95	0.10%



Q4 Financials

October

Lakecliff on Lake Travis POA

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Entry Gate Maintenance	534.60	0.58%	1,198.07	0.44%
Mailbox/Guard House Maint/Repair	0.00	0.00%	67.86	0.03%
Landscape Lights	0.00	0.00%	154.36	0.06%
Maint/Repair	219.47	0.24%	2,317.49	0.86%
Security/Monitoring	0.00	0.00%	1,191.96	0.44%
Signage Install/Maint	0.00	0.00%	373.93	0.14%
Street Light Maint/Repair	0.00	0.00%	52.50	0.02%
Water Feature Maint	0.00	0.00%	175.00	0.06%
Total Property Expenses	891.02	0.97%	5,803.12	2.14%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.37%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.37%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	235.74	0.26%	1,833.31	0.68%
Tel/Cell/Pager	112.43	0.12%	1,018.14	0.38%
Total Utility Expenses	348.17	0.38%	2,851.45	1.05%
Total Expense	92,145.87	100.00%	270,562.74	100.00%
Fund Change	(63,426.09)		56,670.90	

Reserves v. Expenses

Reserves v. Expenses

12.31.2021

Total Cash end of 12/2021

\$306,784.30

Reserves	2021	2022	Total Anticipated Reserves in 2022	Anticipated Expenses	B/W	Notes
Streets/Roads	\$ 166,898	\$ 69,287	\$ 236,185	\$ 200,000	\$ 36,185	We anticipate this to be pushed to 2023 expense. Costs include sealing and minor repairs. If more significant repairs are required, this could go up to ~\$400,000
Fence Painting/Maintenance	\$ 12,700	\$ 5,000	\$ 17,700	\$ 25,000	\$ (7,300)	Painting is \$19,600 and repairs to posts are projected at \$20,000
Landscaping	\$ 29,925	\$ 5,000	\$ 34,925	\$ 20,000	\$ 14,925	Tree/Plants replacement
Guard House/Mailbox	\$ 10,000	\$ 2,500	\$ 12,500	\$ 20,000	\$ (7,500)	Update to bathroom and painting of Guard House and mailbox
Irrigation	\$ 47,850	\$ 5,000	\$ 52,850	\$ 30,000	\$ 22,850	Overage on water costs v. revenue as well as installation of pipes to complete irrigation to entire community
Security	\$ 18,190	\$ 2,500	\$ 20,690	\$ 80,000	\$ (59,310)	This cost is projected based on the proposals to enhance our security
Totals	\$ 285,563	\$ 89,287	\$ 374,850	\$ 375,000	\$ (150)	

Budget and Assessments - Income

Lakecliff on Lake Travis POA

Budget - 2022

26-Oct-21 Final for Board Meeting Oct 29, 2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 Total	2021 Budget	% Change
Income															
Assessments - Annual POA dues	\$ 202,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	202980.00	167450.00	21%
Cottage Landscape Main. Allocation	-	-	30,124.00	-	-	-	-	-	-	-	-	-	30124.00	32343.00	-7%
Cottage Seasonal Allocation			2,000.00							2,000.00			4000.00		100%
AR Fee Income	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	10.00	175.00	175.00	0%
Legal Expense Reim													0.00	0.00	0%
Interest Income	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2400.00	2400.00	0%
Key/Remote Fee		-	3,000.00	-	-	-	-	-	-	-	-	-	3000.00	200.00	1400%
Irrigation System Revenue	2,302.00	1,025.00	802.00	2,860.00	4,859.00	4,678.00	5,704.00	7,148.00	8,392.00	8,261.00	4,900.00	2,100.00	53031.00	58050.00	-9%
Sprinklers Repair Revenue - Cottages	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1000.00	1000.00	0%
Irrigation System - Set up fees			9,375.00			9,375.00			9,375.00			9,375.00	37500.00	25000.00	50%
Arch Review Fee			9,375.00			9,375.00			9,375.00			9,375.00	37500.00	25000.00	50%
(Gate Access Fee in 560455)														0.00	100%
New Construction Mgmt Fee			26,250.00			26,250.00			26,250.00		-	26,250.00	105000.00	35000.00	200%
Late Fees	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00	780.00	0%
Lot Mowing Fee Allocation	-	-	-	-	8,200.00	-	-	-	-	8,200.00	-	-	16400.00	16400.00	0%
Firewise Expense Allocation			5,000.00										5000.00	0.00	0%
	206,562.00	1,305.00	86,206.00	3,140.00	13,339.00	49,958.00	5,984.00	7,428.00	53,672.00	18,741.00	5,180.00	47,375.00	\$ 498,890.00	\$ 363,798.00	37%

Year in Review



Welcome to Lakecliff

ALLEN, DUANE & LISA

ANDERS, NOAH & CHASSIE

ARUMUGARATNAM, KAVITHA

ATKINS, RICHARD & PAM

BATRA, RAMAN (RON) & SARIKA

BUTIN, WILLIAM & LINDA

CHAVA, SRIDHAR

CHERNOSKY, MARVIN & DEBBIE

DACUS, DAVID & DEBBIE

DACUS, TAYLOR

DAVIS, FRANK

DOBBINS, MARK & LAURA

FRIESWYK, MICHAEL & LILI

GALLANT, ALLAN & VIVIAN

GLORIA JIN CHUAN

GRAHAM, KENT & BEVERLY

HAWKES, ROGER & SHARON

HENSON, MATTHEW & LOCKE, CAITLIN

KOROCK, STEVEN & MELINDA

KURRA, SUREKHA

LAVENDER, JIM & JULIE

LIVENGOOD, JEFF & TIFFANY

LOPEZ, ROBERTO GIL & SUSANA SANTA CRUZ POLANCO DE LEON

LYNCH, MICHELE ROGERSON

MACHADO, MARCOS A. & ADRIANA S

MADHAVI, KHANIJO KADALI

MAHRER, WILLIAM L

MCCLURE, DARRIS & SANDY

MCCORMICK, NANCY

MCFARLAND, MJ

MCHUGH, DENNIS & KIMBERLY

NELSON, MICHAEL & MEGHAN

PATE, J MARC & DEBBIE

SETTY, VANDANA & RAMESH, NAGENDRA SOMASETTY

SHANMUGAM, NATHAN PAZHAMALAI & SAUDI, MEGHANA SURESH

VERDON, STUART & DEBBIE

WADDELL, STEPHEN & REBECCA

WALLACE, IRA & SHARON ELAINE

WALTHER, SCOTT & JULIE

WILLINGHAM, STEVE & LINDSEY

WILSON, CURTIS & EVA

WILSON, DOYLE

2021 in Review

- Change of property owner mix from investors to builders – Substantial increase in lot owners wanting to build and Demographic Changes
- Property values increasing significantly due to multiple factors
- Amended CCRs voted on and implemented in January 2021
- Board changes
- New State Laws compliance
 - ACC Committee
- Conflict of Interest Policy voted on and enacted
- New Website and Welcome Packets for the POA
- Sustainability of the Community Reviews
 - ***Begun 5 Year Planning process***
 - ***Firewise***
 - ***Roads***
 - ***Cottage painting and landscaping redone***
 - ***Fence repairs approved and in process***
 - ***Irrigation Water Workshops – Infrastructure and costs***
 - ***Security Workshops – Modernizing our Security to meet the growth***
 - ***Drinking Water and Sewage – Aqua Texas and LCRA***

Firewise



Firewise Update

- POA Board instituted the Firewise standard in early Q4 2021 to protect Lakecliff from potential wild fires
- POA Board has conducted a Firewise Workshop review on January 18th with
 - Alex Bregenzler Texas A&M Program Coordinator
 - Clarence Biddy Arborist w/ Bartlett Tree Experts
 - Peggy Strong
 - Steve James
 - Matt Moore
- Post the review, the POA Board has determined that:
 - “The Firewise program is a recognition process for communities based around a framework of voluntary criteria”
 - Based on the learnings, a new set of guidelines will be issued
 - The commitment to Firewise is a worthy goal to protect our community

Roads Update



Roads Update

- POA Board met with Loan Star Paving – Jim Ramming
- Examined all roads
- Determined Base is Good
- Board determined that due to condition of streets and amount of construction, we will postpone any road work to 2023
- At this time, we have ~\$166,000 in reserves for road work
- Anticipated costs are \$120,000 for sealing only (without any repairs) to \$400,000 based on work required
- Additional reserves to be applied in 2022



Cottage Landscaping and Painting





Fence Painting Update



Fences - Before



Fences - After



Irrigation



Irrigation Discussion

- Questions in previous POA Board Meeting regarding the cost of irrigation water
- POA has done a preliminary review of our current cost structure and compared this to like communities
- Current Cost
 - LGC charges POA \$2.65 per 1000 gallons of water
 - LGC charges \$800 per month for pump maintenance
 - Rocky charges \$380 per month for meter reading
 - POA charges homeowners using water \$4.20 per 1000 gallons of water
 - Year to date – POA has generated revenue of \$50,000 with a net loss of ~\$5000
 - POA has been advised LCRA rates are increasing as of 1/2022 and LGC will pass through additional expense of \$0.18 per 1000 gallons
 - We have future expenses for maintenance of pipes and installation of new pipes not previously installed
- BCL Irrigation Costs
 - \$70 per month per home/lot owner (everyone pays)
 - \$1.70 per 1000 gallons of water

Irrigation Discussion

- Spanish Oaks and
- Rough Hollow Pricing

October 22, 2021



West Travis County PUA

Committed to Providing Clean, Safe Water for All Our Residents

Administrative Office 512-263-0100

Customer Service 512-263-0125

24 Hour Emergency #512-788-1155

[Contact Us](#)

Rates & Policies

Listed below, you will find our current rates and policies. If you do not find the information you need, please contact our Customer Service office.

Standard Residential Service Rates Effective 10/1/19

Monthly Minimum: Water Included w/ Minimum Bill:	\$29.53 (5/8" meter) 0 gallons
Tier (gal):	\$/1,000 gal.:
0-10,000	\$4.70
10,001-20,000	\$5.87
20,001-35,000	\$9.13
35,001-50,000	\$13.70
50,001-80,000	\$15.75
80,000 +	18.11

Our water meters are read each month. Please contact our office for any additional information.

Average Billing Examples (Water Only)

2,000	\$38.93
5,000	\$53.03
10,000	\$76.53
30,000	\$226.53

Relevant Documents

[WTCPUA Rate Tariff 120219 \(PDF / 1,430 KB\)](#)

[Service and Development Policies 100520 \(PDF / 1,116 KB\)](#)

[2018 Impact Fee Report \(PDF / 2,236 KB\)](#)

[New Rates 100119 \(PDF / 170 KB\)](#)

[WTCPUA Bylaws \(PDF / 2,476 KB\)](#)

Irrigation Discussion

- Comparison of BCL and Lakecliff Homeowners
 - YTD Cost of Irrigation Water to residents of Lakecliff is ~\$50,000
 - If Lakecliff went to the BCL model, the cost to the residents would increase to ~\$161,000
 - Primary drivers are everyone pays a flat \$70 per month per lot
 - Many of Lakecliff residents would incur a significant burden in the BCL model
- Comparison of Spanish Oaks/Rough Hollow and Lakecliff Homeowners
 - Cost of water would increase dramatically as usage of in-home water and irrigation water would drive prices into the upper zones of pricing
 - Based on YTD average usage by homeowners at an average of 400,000 gallons per month not including in-home water, prices would jump to an average of ~\$10.37 per 1000 gallons or average cost would go from today at ~\$1708 per year to ~\$4100 per year
- Next Steps
 - Keep billing to residents as is until May 2022 when we will review all costs with Lakecliff Golf Club

Security



Lakecliff
ON LAKE TRAVIS



Lakecliff
ON LAKE TRAVIS

Security

- Survey Results – The Board did a survey of the members conducted with Goodwin on their site regarding interest in having Security
- The survey showed that ~60% of POA members would like to see Security added
- The POA Board moved to look at options for security
 - Guards at the Front Gate
 - Greeters at the Front Gate and adding Remote monitoring by a Professional Security company
 - Technology solutions that would enable a more modern approach to managing the Front Gate to include improving the technology at the Front Gate
- We have had substantial guidance from professional law enforcement officers that are residents of the community
 - Linda McAdoo
 - Barrett Wilson

Security

- Option Keys
 - Cost
 - Flexibility
 - Ability to allocate costs
 - Technology that will modernize the community and add the most security
 - Not people reliant
- Actions – Multiple Security Workshops held open to the community
- Next Steps
 - Move forward with Allied Universal proposal – In Negotiations now

Aqua Texas Meeting

Attendees

Bob Laughman – President of Aqua Texas

Scott Foltz – Manager Aqua Texas

Mike Lange

Steve James

Laurie Chapman

David Chapman

Dan Wittner



Aqua Texas Discussion

- How many homes is Aqua anticipating serving in Spicewood in the SH 71/Pale Face Ranch Rd./CR 404 area over the next 10 years? – **Aqua has put in the infrastructure to support a minimum of 1200 connections. This includes wells and Lake Travis piping that feeds to the water plant in BCL.**
- Do these numbers include the Thomas Ranch and the Hines project? *Aqua has had conversations with Hines but that has not progressed. At this point, they are not anticipated to support Hines or Thomas Ranch.*
- How many homes is the current Aqua system(s) for Barton Creek and Lakecliff engineered to handle? *1200 Connections*
- Will the new Aqua intake/filtration system at BCL and the current wells support the corridor of Paleface Ranch Road, State Hwy 71 and CR 404 for drinking water? *See above.*
- Will some sort of a larger water holding facility (tank) be required? *Not at this time*
- Is Aqua’s contract with LCRA Interruptible? *No*
- How does this affect Lakecliff? *Does not.*
- How will Aqua Load Balance?
 - How does Aqua manage water to/from Lakeside and Lakecliff? *This is being managed real time as required*
 - Are additional water/pipelines required to meet the additional demand? Where will they be located? *No*
- If there is a drought, what is Aqua’s plan?
 - Drill new wells.- **Have 3 wells already and they are working. Other water intake can facility is sufficient**
 - Pipe in - *No*
 - Other - *None*
- What will be the effect on the current sewage facilities and effluent with the addition of the new homes that are proposed? **Aqua is investing in a new sewage treatment plant in BCL. It will be sufficient for capacity. Effluent treatment and distribution is being evaluated. Some will be treated from type 2 to type 1 for use on golf courses and yards**
- What are the key areas the POA should focus on to ensure our residents have sufficient water going forward for years? – **Work with Central Texas Water Coalition (CTWC) to have leverage on LCRA.**
- Is Aqua working with the CTWC? – *Not at this time but they will work with us to do this.*
- How can we partner with Aqua to accomplish this? – *Continue to build a strong partnership and professional relationship with Aqua.*

Aqua Texas – New Plant in BCL



Aqua Texas – Water Quality Report

Aqua did an initial water quality analysis for the purpose of assessing hardness and potential corrosion, results attached, all was good. The test that are used to ensure proper treatment, Turbidity (measure of cloudiness & effectiveness of the filtration), chlorine residual (disinfection), pH, and water temperature are monitored continuously by instruments at the plant. Control systems shut down the plant if they are outside allowable ranges. Bacteriological test are run monthly as with the old plant and all other chemical monitoring is conducted by the state (TCEQ) on a schedule they set and it varies depending on the type of analysis.

Scot Foltz
Environmental Compliance Manager
Aqua Texas



3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Analytical Results

Client ID: AQUA TEXAS Date Collected: 06/16/2021 10:10 Matrix: Drinking Water
Lab ID: G2115634001 Date Received: 06/16/2021 11:27 Sample Type: SAMPLE
Sample ID: BCL WQP Location:
Project ID: STEP 2 WATER CHECK LIST Facility:
Sample Point:

ALKALINITY (SM2320B, Alkalinity)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Total Alkalinity (CaCO3)	145	mg/L	20.0	20.0		1	06/22/2021 00:00	ME	06/22/2021 00:00	ME	N

INORGANICS (E200.7 Prep/E200.7 Metals, Trace Elements)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Calcium Total	37.1	mg/L	0.200	0.0700		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	N
Iron Total	<0.0500	mg/L	0.0500	0.0200		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	
Sodium Total	27.4	mg/L	0.200	0.0700		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	

INORGANICS (E200.6, ICP-MS Prep/E200.6, ICP-MS)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Aluminum Total	0.101	mg/L	0.00500	0.00200		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Arsenic Total	<0.00100	mg/L	0.00100	0.000400	0.01	1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Copper Total	<0.00100	mg/L	0.00100	0.000400		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Lead Total	<0.00100	mg/L	0.00100	0.000400	0.0150	1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Manganese Total	0.00585	mg/L	0.00100	0.000400		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Zinc Total	<0.00500	mg/L	0.00500	0.00200		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	

INORGANICS (E300.0, Anions)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Chloride	42.9	mg/L	1.00	0.300		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Fluoride	0.240	mg/L	0.0100	0.00500		4	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Nitrite (as N)	<0.0100	mg/L	0.0100	0.00500		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Nitrate (as N)	0.0718	mg/L	0.0100	0.00500		10	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Sulfate	38.5	mg/L	1.00	0.300		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	

INORGANICS (SM2340B, Hardness Calc.)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Calcium, Hardness (as CaCO3)	92.8	mg/L				1	06/24/2021 10:01	CW	06/24/2021 10:01	CW	

TOTAL DISSOLVED SOLIDS (SM2540C, TDS)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Total Dissolved Solids(TDS)	238	mg/L	25.0	10.0		10	06/21/2021 14:12	ERR	06/21/2021 14:12	ERR	

pH (SM4500-N+B, pH @ 25°C)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
pH	8.35	pH	0.00	0.00		1	06/24/2021 00:00	ME	06/24/2021 00:00	ME	N
Temperature	20.9	C				1	06/24/2021 00:00	ME	06/24/2021 00:00	ME	N

LCRA Meeting

Bob Rose – Chief Meteorologist

Kelly Payne – VP Water Operations

Monica Masters – VP Water Resources

David Chapman



LCRA Meeting Highlights

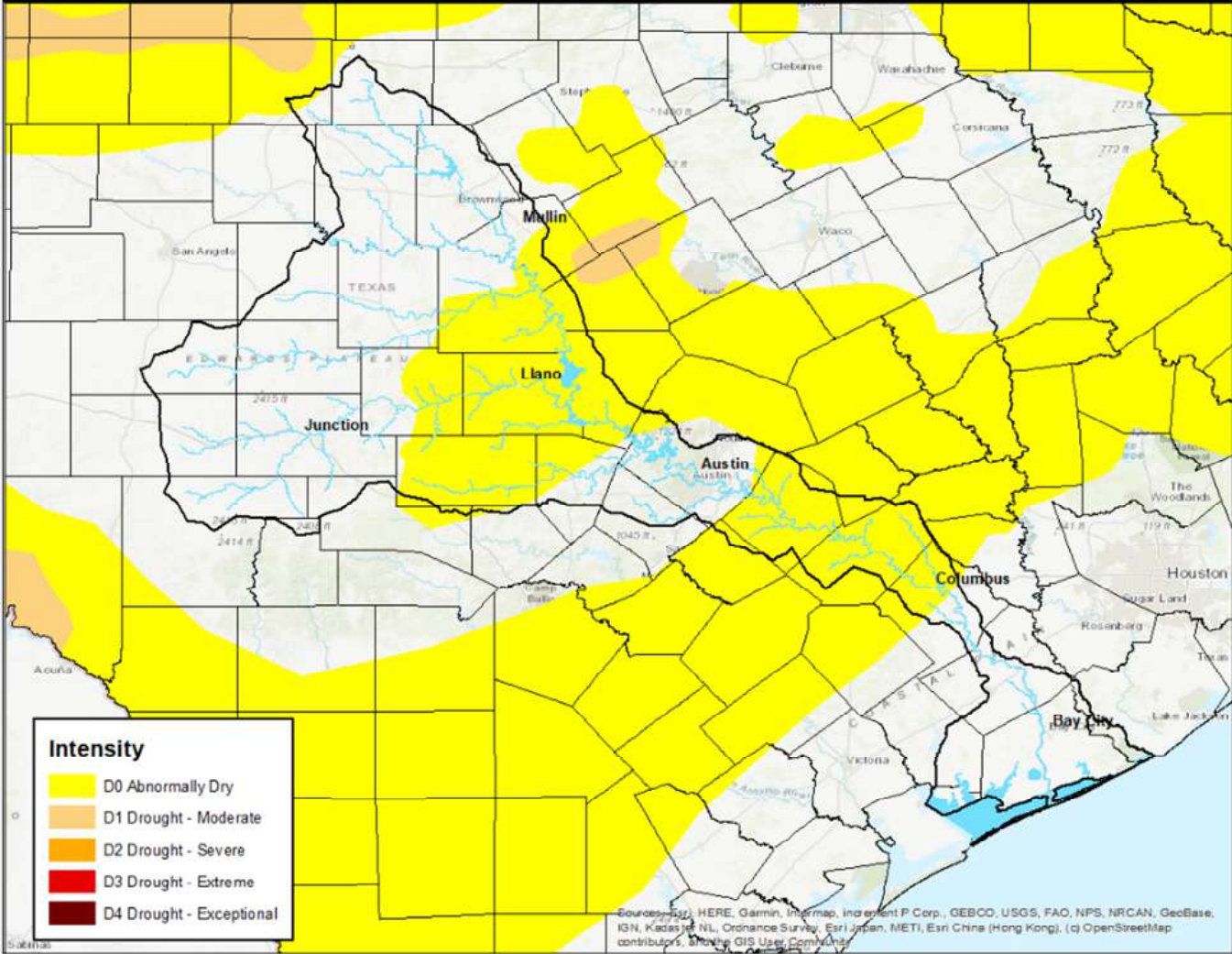
Fall and Winter Weather Outlook

- Warmer-than-normal temperatures expected this fall
- Rainfall averaging below normal beginning in November
- Tropical weather could still be a factor for rain in October
- A weak La Niña expected to develop and persist through winter
- Winter temperatures averaging milder than normal
- Winter rainfall averaging below normal
- La Niña forecast to weaken and dissipate next spring

LCRA Meeting Highlights

U.S. Drought Monitor

Lower Colorado River Basin

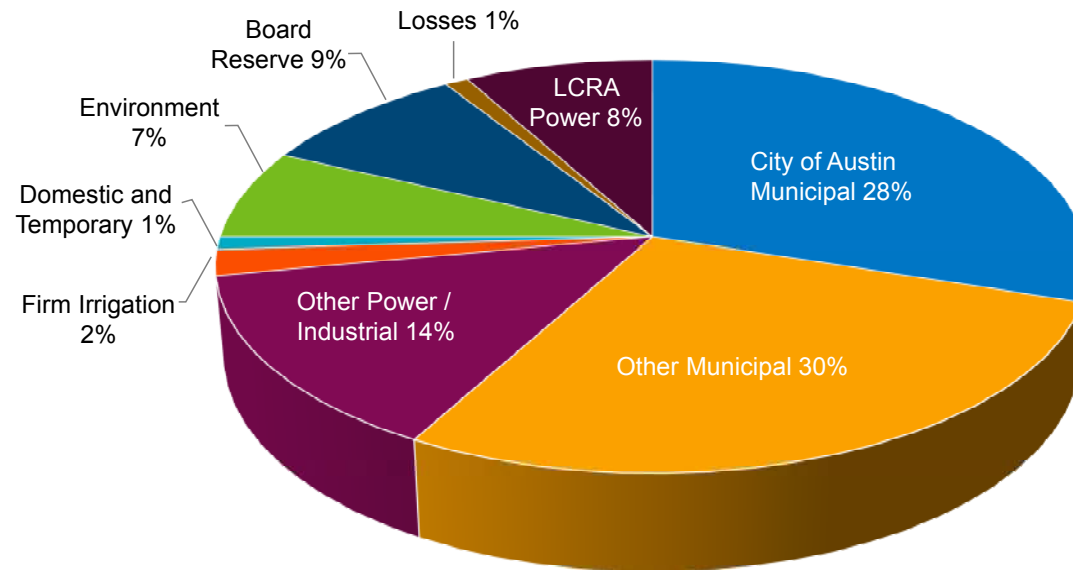


As of Sept. 28, 2021



LCRA Meeting Highlights

Firm Raw Water Contracts and Commitments



Total Committed Amount: 495,457 a-f/year
Oct. 1, 2021

LCRA Meeting Highlights

Total Annual Water Use

Type of Water Use	2020 (acre-feet)	2021 Projected* (acre-feet)	% Change
Municipal (firm)	251,970	256,000	2% Increase
Industrial (firm)	50,343	75,000	49% Increase
Recreational and Irrigation (firm)	7,568	2,000	74% Decrease
Agricultural (interruptible)	247,573	181,000	27% Decrease
Environmental	115,586	41,000	65% Decrease
Total Water Use	673,040	555,000	18% Decrease

*Based on measured use for January through September and projected use for October, November and December.

Vote on Consolidated CCRs



ACC Update



Mission



Collaborate with residents to ensure they have a positive experience in building/renovating



Engage with builders to expedite the process



Ensure Architectural standards for Lakecliff are applied consistently



Enhance the Quality of Life for the Residents

ACC Update

New Construction

- 15 Homes/Villas under construction
- Expect 12-15 Homes to start in 2022
- Good feedback on new Construction Consultant
- Improving processes to help expedite construction

Overview of Rules Document

Board Vision for Lakecliff

- “An Exclusive, Private Lakefront Neighborhood with Strong Building Standards, Attractive Landscaping and limited Traffic in a Quiet Setting in the Texas Hill Country”

ACC Actions to Support Vision

- Maintain a design environment consistent with iconic nature of the Hill Country
- Encourage architectural designs that work with our unique lots and encourage preservation on our native plants/trees
- Maintain diversity in architectural design
- Preserve the private and quiet nature of our community

Overview of Rules Document

Purpose

- Replace Multiple Construction Documents
- Includes information that has been recently implemented by POA Board
- Clarify Questions Often Asked By Homeowners/Builders
- Simplify the Building Approval/Process
- Add Some Improvements to maintain Beauty of Lakecliff
- Adjust Building Fee Structure
- Implement a Fee Structure for violations to Improve Compliance

Overview of Rules Document

Highlights

- Suggestions for Exterior Home Design to complement the Lakecliff Vision
- Dark Skies and Firewise guidelines
- How to use our Construction Consultant throughout the building process
- When the ACC should be involved in your project
- Vetting of Builders new to Lakecliff
- Increased focus on landscaping design
- New Fees for non-compliance during the building process

5 Year Plan Framework

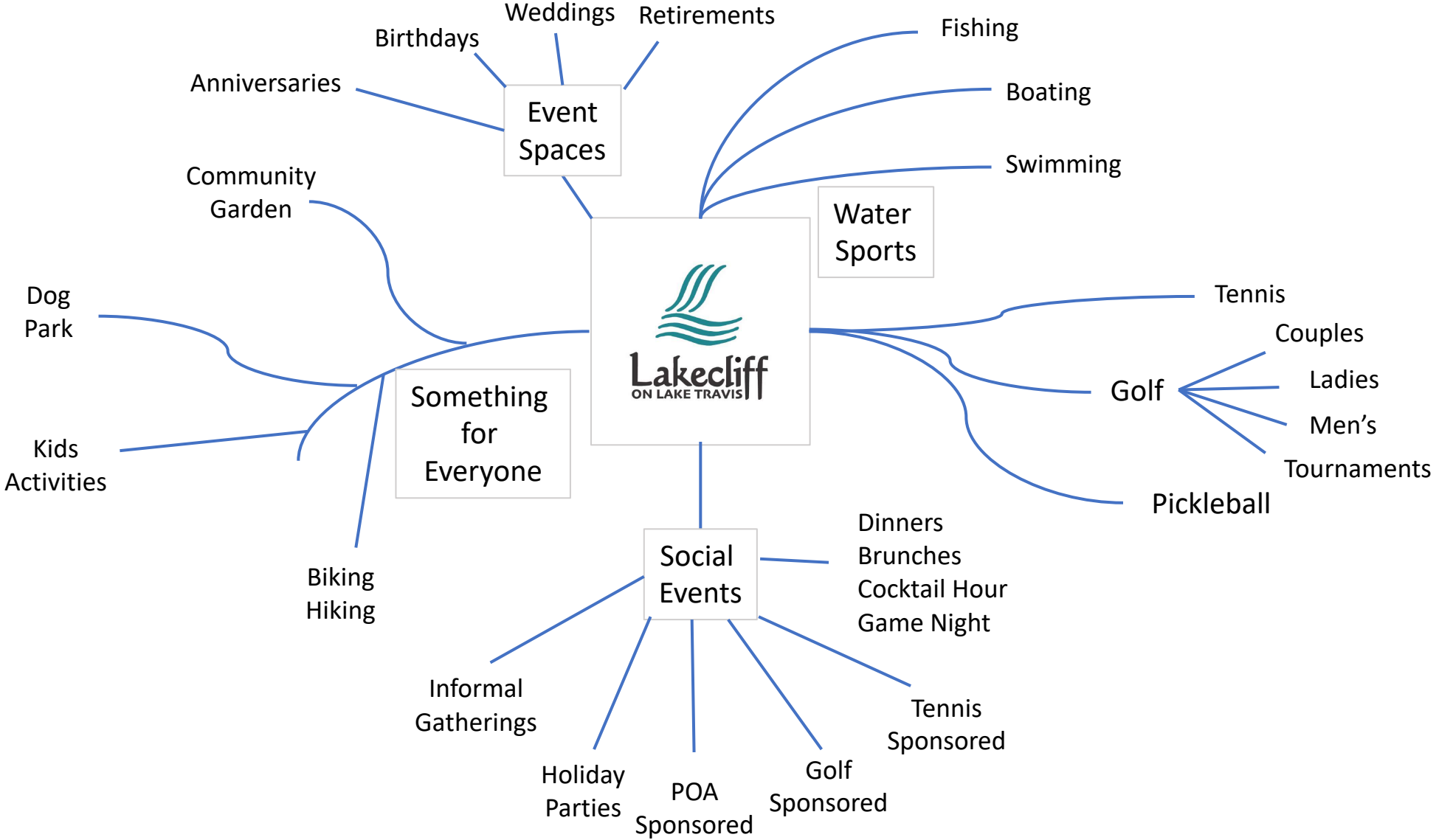


Vision for Lakecliff

Our Community aspires to be a World Class community that provides the very best

- Home construction governed by architectural standards
- Amenities that enhance the quality of lives for the residents
- Infrastructure that is long term sustainable
- Culture that is warm and friendly
- Financially stable and self-sufficient
- Governance that is transparent, fair, accountable, caring, actionable and focused for the good of the community

Lakecliff Life – A World Class Experience



Elements of a World Class Community



Elements of a World Class Community



A mixture of beautiful homes that reflect quality and the essence of the Hill Country



Beautiful entryway to the community that reflects the elements of the community



Roads that reflect quality



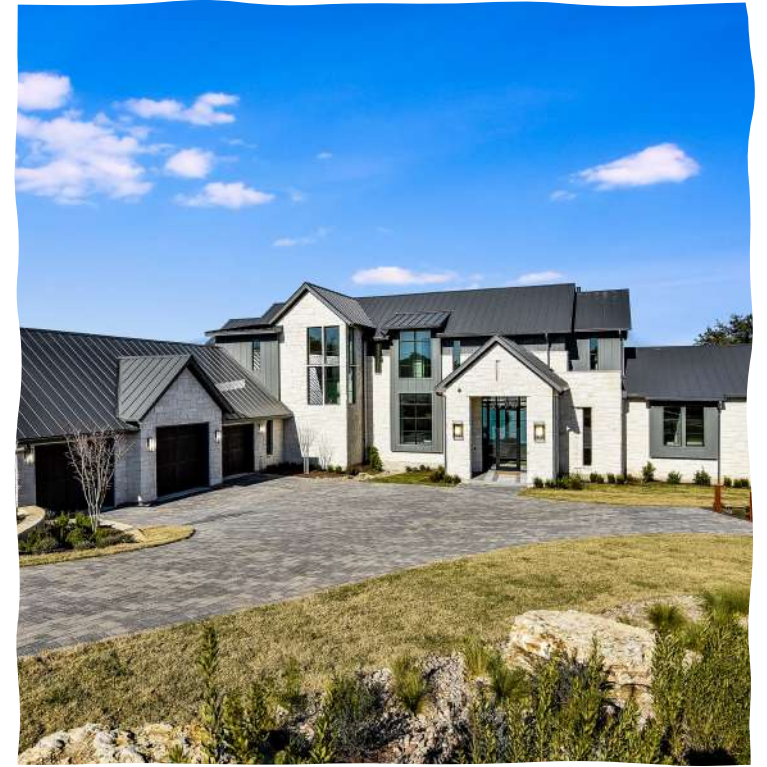
Landscaping that creates continuity through-out the community



Modern Security solution that is easy to use and provides the highest level of security for the community



Amenities that cater to all residents



Homes

A mixture of beautiful homes that reflect quality and the essence of the Hill Country

Entryway

Beautiful entryway to the community that reflects the elements of the community



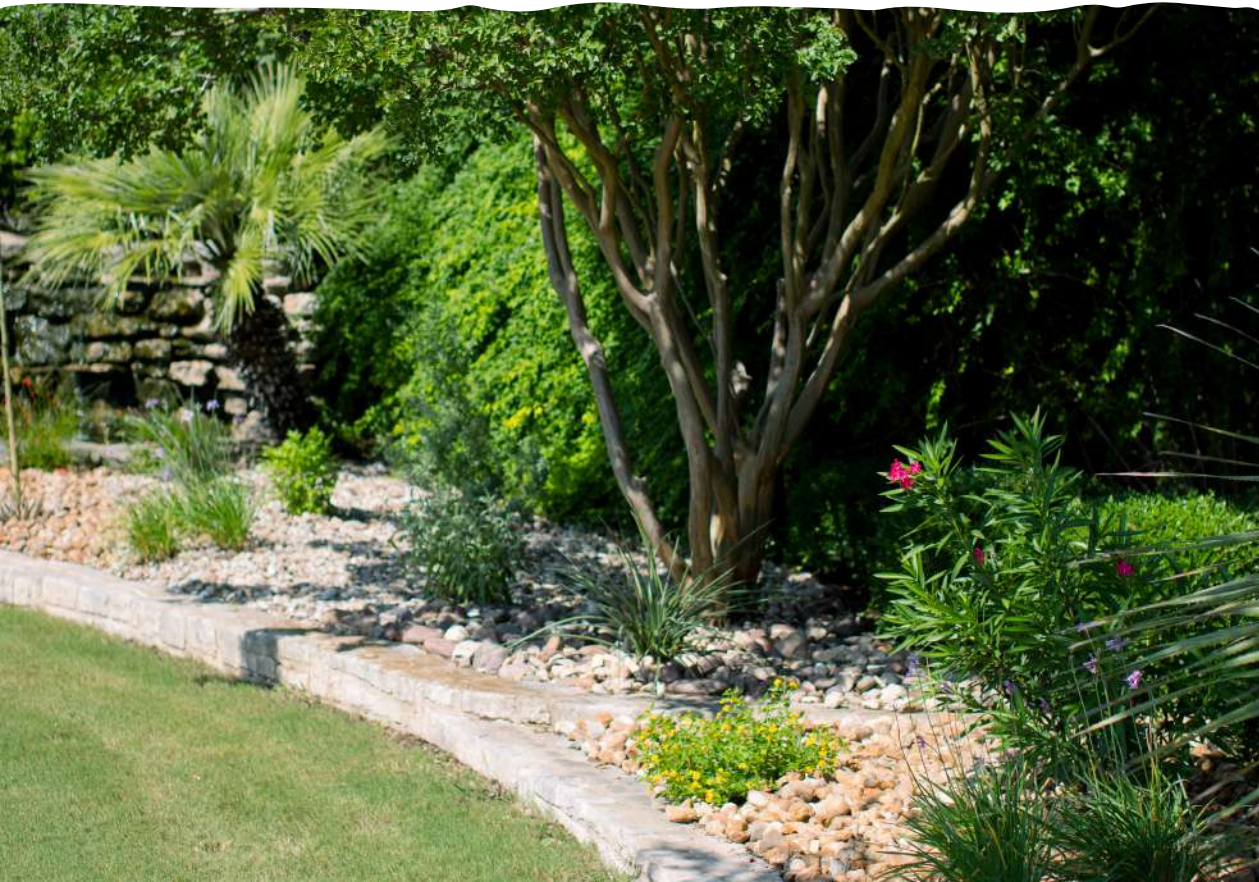
Roads and Infrastructure

- The POA Maintains over 5 Miles of paved roads
- The Roads must reflect the quality of the neighborhood
- Over 10 Miles of Irrigation managed and maintained by the POA
- Guardhouse, gates, landscaping, fencing, community park....all maintained by the POA



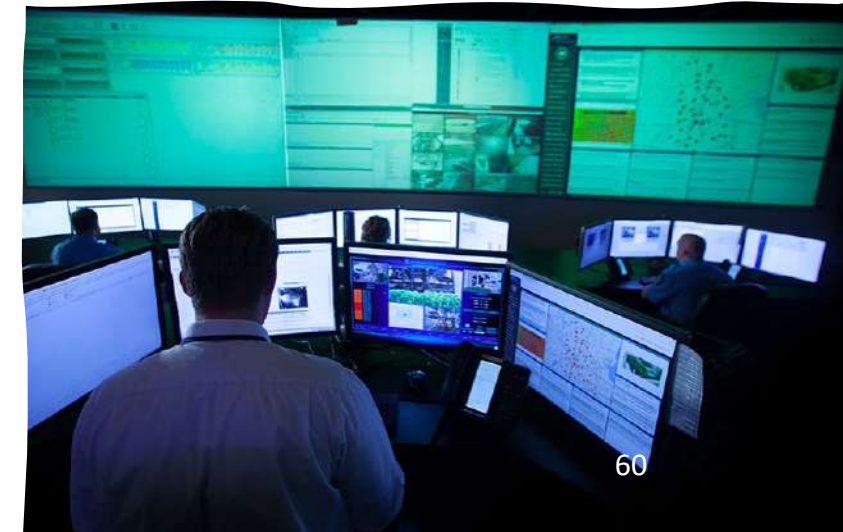
Landscaping

Landscaping that creates continuity through-out the community and reflects the Hill Country



Security

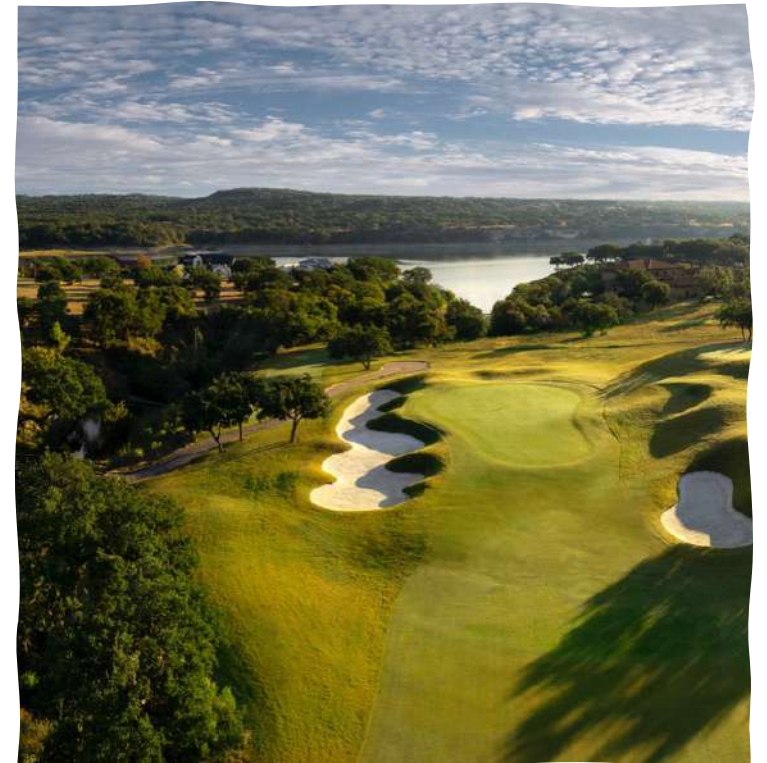
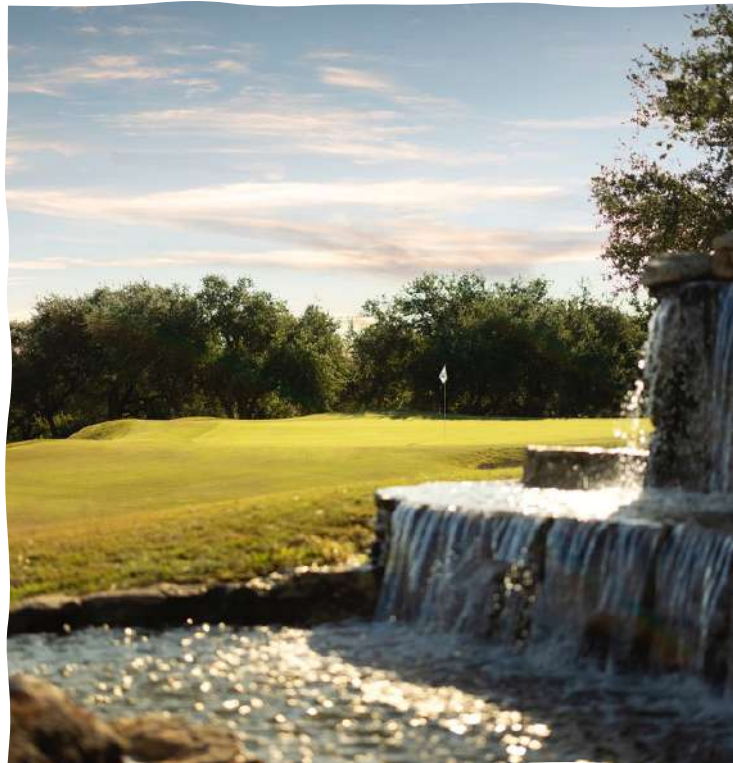
Modern Security solution that is easy to use and provides the highest level of security for the community allowing tracking visitors, residential access control, LPR, builder management and reporting on usage...this solution can secure our community.



Amenities



Golf



Tennis



Swimming



Lake Access



Fishing



Gathering Places



Dark Sky Lighting Throughout the Community



Nationally Ranked Schools

Marble Falls ISD

- 1222 enrolled in High School
- 14:1 Student to teacher ratio
- Top 50% High School Programs Nationally





Questions to Answer

- What events/improvements can we do to enhance the community and reputation?
- How can we improve the community amenities and infrastructure?
- How can the Board better serve?



5 Year Planning Workshops

March, June, September, December



Homeowner's Forum



Adjourn

