



Lakecliff
ON LAKE TRAVIS

POA Quarterly Board Meeting

April 15, 2023

Agenda

- Call to Order - Mike Lange
- Certification of a Quorum - Mike Lange
- Review and Approval of 2022 Annual Board Meeting Minutes – Dan Wittner
- Review and Approval of 2022 Financial Statements - Kent Graham
- Review of Reserve Study – Kent Graham
- Update on New Security System - Dan Wittner
- Update of Status of Roads - Scott Walther
- Update on Fences – Scott Walther and Mike Lange
- Update on Irrigation – Dan Wittner
- Update on Drainage Easements – Mike Lange and Dan Wittner
- Aqua Water/CTWC – Mike Lange
- Water Conservation/Drought Contingency Plans
- Committees
 - ACC Update - Steve James
 - Cottage Committee Update - Pat Trojanowsky
 - Community Engagement Update - Laurie Chapman
- Homeowners Forum
- Adjourn

Call to Order,
Certificate of
Quorum,
Previous Meeting
Minutes



Lakecliff
ON LAKE TRAVIS

2022 Year-End Financial Results



Q4 Financials – Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

As of 12/31/2022

Assets

Cash

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

Total Assets

211,085.35

Liabilities & Equity

| | |
|--------------------------|-------------------|
| Prepayments | 6,396.08 |
| Arrowhead Bank Loan | 102,961.59 |
| Total Liabilities | <u>109,357.67</u> |

Equity

| | |
|---------------------------------------|-------------------|
| Beginning Fund Balance 1/1/2022 | 250,530.06 |
| Fund Change | (148,801.48) |
| Ending Fund Balance | <u>101,728.58</u> |
| Total Liabilities & Equity | <u>211,086.25</u> |

Allocation of Ending Fund Balance

| | |
|----------------------------|-------------------|
| Operating Fund Reserve | 101,728.58 |
| Non-Operating Fund Reserve | - |
| Total Fund Balance | <u>101,728.58</u> |

Q4 Financials – POA Consolidated

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

| | Year to Date | | \$ Var Over (Under) Budget |
|--|-------------------|-------------------|----------------------------------|
| | Actual | Budget | |
| <u>Income</u> | | | |
| POA Income | | | |
| Assessments - Annual POA | 202,805.37 | 202,980.00 | (174.63) |
| Lot Mowing Fee Allocation | 20,697.26 | 16,400.00 | 4,297.26 |
| Interest Income | 755.00 | 2,400.00 | (1,645.00) |
| Key/Remote Fee | 225.00 | 3,000.00 | (2,775.00) |
| Late Fee | 321.93 | 780.00 | (458.07) |
| AR Fee Income | 660.00 | 175.00 | 485.00 |
| NSF Fees | (25.00) | - | (25.00) |
| Total POA Income | 225,439.56 | 225,735.00 | (295.44) |
| Cottage Income | | | |
| Cottage Landscape Maintenance Allocation | 27,757.23 | 30,124.00 | (2,366.77) |
| Cottage Landscape Seasonal Allocation | 34,492.35 | 4,000.00 | 30,492.35 |
| Sprinklers Repair Revenue - Cottages | 866.45 | 1,000.00 | (133.55) |
| Total Cottage Income | 63,116.03 | 35,124.00 | 27,992.03 |
| Development Services Income | | | |
| Arch Review Fee | 32,000.00 | 37,500.00 | (5,500.00) |
| New Construction Mgmt Fee | 28,000.00 | 105,000.00 | (77,000.00) |
| Gate Access Fee | 4,000.00 | - | 4,000.00 |
| Total Development Services Income | 64,000.00 | 142,500.00 | (78,500.00) |
| Irrigation Income | | | |
| Irrigation System Revenue | 76,381.74 | 53,031.00 | 23,350.74 |
| Irrigation System - Set up fees | 17,500.00 | 37,500.00 | (20,000.00) |
| Total Irrigation Income | 93,881.74 | 90,531.00 | 3,350.74 |
| Total Operating Income | 446,437.33 | 493,890.00 | (47,452.67) |

Q4 Financials – POA Consolidated

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

| | Year to Date | | \$ Var Over (Under) Budget |
|--------------------------------------|------------------|------------------|----------------------------------|
| | Actual | Budget | |
| Expense | | | |
| POA Administrative Expenses | | | |
| Accounting | 475.00 | 500.00 | (25.00) |
| Bank Charges | 70.00 | - | 70.00 |
| Copies | 2,043.20 | 945.00 | 1,098.20 |
| Admin-AR Fees | 4,817.00 | 400.00 | 4,417.00 |
| Legal Expense | 27,698.87 | 15,000.00 | 12,698.87 |
| Management Fees | 13,713.00 | 13,713.00 | - |
| Meeting Expense | 1,415.00 | 875.00 | 540.00 |
| Misc General Expense | 70.00 | - | 70.00 |
| Postage/Delivery | 569.46 | 355.00 | 214.46 |
| Social Events | 2,176.97 | 2,500.00 | (323.03) |
| Website Maint | 950.00 | 2,340.00 | (1,390.00) |
| Website Hosting | 322.26 | 312.00 | 10.26 |
| Ins-D & O | - | 1,900.00 | (1,900.00) |
| Ins-F&EC or Package | 5,153.00 | 3,020.00 | 2,133.00 |
| Ins-Liability | 774.25 | - | 774.25 |
| Taxes-Property | - | 650.00 | (650.00) |
| Total Administrative Expenses | 60,248.01 | 42,510.00 | 17,738.01 |
| POA Landscape Expense | | | |
| Common Area Seasonal | 14,504.19 | 10,000.00 | 4,504.19 |
| Lot Mowing | 16,600.00 | 14,400.00 | 2,200.00 |
| Common Area Recurring | 62,678.69 | 49,428.00 | 13,250.69 |
| Landscape-Supplies | 2,807.69 | 2,800.00 | 7.69 |
| Repair | 250.00 | - | 250.00 |
| Sprinkler Repairs | 1,253.76 | 1,500.00 | (246.24) |
| Total Landscape | 98,094.33 | 78,128.00 | 19,966.33 |

Q4 Financials – POA Consolidated

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

| | Year to Date | | \$ Var Over (Under) Budget |
|----------------------------------|--------------|-----------|----------------------------------|
| | Actual | Budget | |
| Property Expenses | | | |
| Entry Gate Maintenance | 12,409.90 | 4,000.00 | 8,409.90 |
| Fence Maint/Repair | 14,946.00 | - | 14,946.00 |
| Mailbox/Guard House Maint/Repair | 1,487.50 | 1,000.00 | 487.50 |
| Landscape Lights | 2,070.00 | 200.00 | 1,870.00 |
| Maint/Repair | 6,210.26 | 2,220.00 | 3,990.26 |
| Security/Monitoring | 3,107.84 | 39,996.00 | (36,888.16) |
| Security Personnel | - | 39,996.00 | (39,996.00) |
| Signage Install/Maint | 563.74 | 3,500.00 | (2,936.26) |
| Street Light Maint/Repair | - | 200.00 | (200.00) |
| Water Feature Maint | 325.00 | 180.00 | 145.00 |
| Total Property Expenses | 41,120.24 | 91,292.00 | (50,171.76) |
| Utility Expenses | | | |
| Electric | 2,366.11 | 2,520.00 | (153.89) |
| Tel/Cell/Pager | 1,589.24 | 1,320.00 | 269.24 |
| Total Utility Expenses | 3,955.35 | 3,840.00 | 115.35 |
| Cottage Expenses | | | |
| Cottage Recurring | 40,383.45 | 30,120.00 | 10,263.45 |
| Landscape-Cottage Seasonal | 4,874.38 | 4,000.00 | 874.38 |
| Sprinkler Repairs | 4,376.63 | 1,000.00 | 3,376.63 |
| Total Cottage Expenses | 49,634.46 | 35,120.00 | 14,514.46 |

Q4 Financials – POA Consolidated

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

| | Year to Date | | \$ Var Over (Under) Budget |
|--|---------------------|-------------------|----------------------------------|
| | Actual | Budget | |
| Development Services Expenses | | | |
| Development Services | 59,645.00 | 72,550.00 | (12,905.00) |
| Total Development Services Expenses | 59,645.00 | 72,550.00 | (12,905.00) |
| Irrigation | | | |
| Meter Reading | 4,624.20 | 4,836.00 | (211.80) |
| Raw Water | 64,549.08 | 60,227.00 | 4,322.08 |
| Raw Water - Water Facility | 8,800.00 | 9,600.00 | (800.00) |
| Repairs | 4,810.09 | 5,000.00 | (189.91) |
| New Meters | 3,969.81 | 1,500.00 | 2,469.81 |
| Total Irrigation | 86,753.18 | 81,163.00 | 5,590.18 |
| Total Operating Expense | 399,450.57 | 404,603.00 | (5,152.43) |
| Operating Income (Loss) | 46,986.76 | 89,287.00 | (42,300.24) |
| Non-Operating Expenses | | | |
| Security Project - expenditures | 119,713.75 | - | 119,713.75 |
| Road Maint/Repair | 75,470.08 | - | 75,470.08 |
| Debt Service - Security Project Interest Expense | 604.41 | - | 604.41 |
| Non-Operating Expenses | 195,788.24 | - | 195,788.24 |
| Fund Change - Cash Increase (Decrease) | (148,801.48) | 89,287.00 | (238,088.48) |
| POA | (173,766.61) | 9,965.00 | (183,731.61) |
| Irrigation | 7,128.56 | 9,368.00 | (2,239.44) |
| Development | 4,355.00 | 69,950.00 | (65,595.00) |
| Cottages | 13,481.57 | 4.00 | 13,477.57 |
| Consolidated | (148,801.48) | 89,287.00 | (238,088.48) |
| | - | - | - |
| Beginning Fund Balance | 250,530.06 | | |
| Projected Fund Change - 2022 | (148,801.48) | | |
| Projected Ending Fund Balance - 2022 | 101,728.58 | | |
| Operating Fund Reserve | 101,728.58 | | |
| Non-operating Fund Reserve | - | | |



Reserve Study



Lakecliff
ON LAKE TRAVIS

Reserve Study – Key Principles

- Reserve Study was commissioned in late 2022 to assist the POA Board with understanding what Reserves were needed for a Community like Lakecliff
- POA Board contracted with Building Reserves, Inc a recognized specialist
- Building Reserves came on site to review every aspect of Lakecliff
- Building Reserves provided the POA Board a comprehensive report on all areas that the POA manages with recommendations based on their industry expertise
- The study determined current conditions and expected maintenance for each area
- The study included a 30 year financial and operating plan to assist in planning
- These recommendations are a guide. They will help the POA Board plan the maintenance schedule and cost of those project to ensure Lakecliff continues to be a World Class Community with no Special Assessments

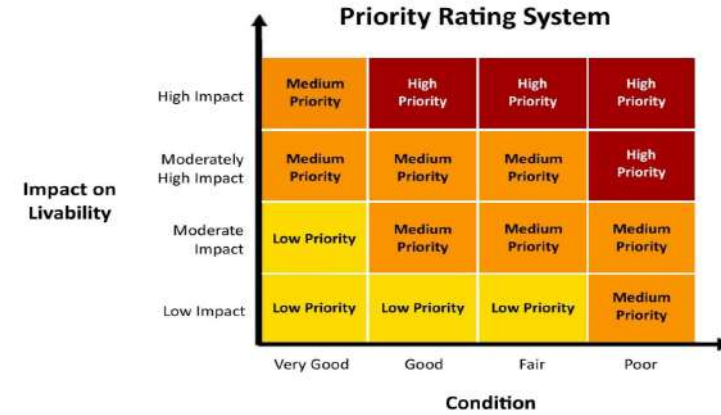
Responsibility Matrix

- The POA has significant Operating responsibility for Lakecliff that require funding to ensure all assets remain in good conditions
- This matrix shows the areas in great detail

| Component Name | Association-Responsibility | | | Owner | Other |
|---|----------------------------|-----------|------------|-------|-------|
| | Reserve | Operating | Long-Lived | | |
| Asphalt Pavement, Crack Repair, Patch and Seal Coat | X | | | | |
| Asphalt Pavement, Repaving, Full-Depth Replacement, Phased | X | | | | |
| Asphalt Pavement, Repaving, Mill and Overlay, Phased | X | | | | |
| Catch Basins, Landscape | | | X | | |
| Concrete Curbs and Gutters, Painting | | X | | | |
| Concrete Curbs and Gutters, Partial Replacement | X | | | | |
| Concrete Flatwork, Partial Replacement | X | | | | |
| Electrical Systems, Common, Complete Replacement | | | X | | |
| Electrical Systems, Common, Repairs | | X | | | |
| Exterior Renovations, Complete | X | | | | |
| Exterior Renovations, Partial | X | | | | |
| Fences, Serving Individual Units | | | | | X |
| Fencing, Metal, Picket, Paint Finishes | | X | | | |
| Fencing, Metal, Picket, Replacement | | X | | | |
| Fencing, Wood, Paint Finishes and Capital Repairs, Phased | X | | | | |
| Fencing, Wood, Phased Replacement | X | | | | |
| Fire Hydrants | | | | | X |
| Foundation, Gatehouse | | | X | | |
| Gates, Operators, Replacement | X | | | | |
| Gates, Vehicular, Paint Finishes | | X | | | |
| Gates, Vehicular, Replacement | X | | | | |
| Golf Course and All Assets | | | | | X |
| Heating and Cooling, Gatehouse | | X | | | |
| Homes and Lots | | | | X | |
| Interior Renovations, Gatehouse | | X | | | |
| Irrigation System, Annual Repairs and Interim Controller Replacements | | X | | | |
| Irrigation System, Phased Replacement | X | | | | |
| Landscaping Improvements | X | | | | |
| Landscaping, General | | X | | | |
| Light Fixtures, at Entrance and Street Sign Monuments | X | | | | |
| Light Pole and Fixtures | X | | | | |
| Mailbox Stations | X | | | | |
| Maintenance Items Normally Funded through the Operating Budget | | X | | | |
| Pavers, Phased Replacement | X | | | | |
| Pergola, Paint Finishes and Repairs | | X | | | |
| Pergola, Wood | X | | | | |
| Pipes, Subsurface Utilities, Laterals, Sanitary Sewer | | | | X | |
| Pipes, Subsurface Utilities, Laterals, Water Supply | | | | X | |
| Pipes, Subsurface Utilities, Mains and Laterals, Gas | | | | | X |
| Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Private Streets | | | | | X |
| Pipes, Subsurface Utilities, Mains, Water Supply, Under Private Streets | | | | | X |
| Pipes, Subsurface Utilities, Storm Water, Under Private Streets | | | | | X |
| Reserve Study Update | X | | | | |
| Retaining Walls, Masonry, Capital Repairs | | X | | | |
| Retaining Walls, Masonry, Phased Replacement | X | | | | |
| Roof Inspections, Preventative Maintenance, and Repairs, Gatehouse | | X | | | |
| Security System, Surveillance | X | | | | |
| Signage, Monuments | X | | | | |
| Site Furnishings | | X | | | |
| Structural Building Frame, Gatehouse | | | X | | |
| Touch-Up Painting | | X | | | |
| Utility Boxes and Meters | | | | | X |

Priority Chart

- The Priority Chart shows the the key areas and their priority to keep in good condition
- The priorities are rated as High, Moderately High, Moderate impact and Low Impact
- Additional rating is based on condition of Very Good, Good, Fair and Poor



| Reserve Inventory | | Priority Rating, Condition & Impact on Livability Assessment | | |
|----------------------|--|--|-------------------|------------------------|
| Line Item | Reserve Component Listed by Property Class | Priority | Current Condition | Impact on Livability |
| SERVICE COMPONENTS | | | | |
| 1 | Security System, Surveillance | Medium Priority | Very Good | Moderately High Impact |
| SITE COMPONENTS | | | | |
| 2 | Asphalt Pavement, Crack Repair, Patch and Seal Coat | Medium Priority | Good | Moderately High Impact |
| 3 | Asphalt Pavement, Repaving, Mill and Overlay, Phased | Medium Priority | Good | Moderately High Impact |
| 4 | Asphalt Pavement, Repaving, Full-Depth Replacement, Phased | Medium Priority | Good | Moderately High Impact |
| 5 | Concrete Curbs and Gutters, Partial Replacement | Medium Priority | Good | Moderate Impact |
| 6 | Concrete Flatwork, Partial Replacement | Medium Priority | Good | Moderately High Impact |
| 7 | Fencing, Wood, Paint Finishes and Capital Repairs, Phased | Low Priority | Good | Low Impact |
| 8 | Fencing, Wood, Phased Replacement | Low Priority | Fair | Low Impact |
| 9 | Gates, Operators, Replacement | Medium Priority | Very Good | Moderately High Impact |
| 10 | Gates, Vehicular, Replacement | Medium Priority | Good | Moderately High Impact |
| 11 | Irrigation System, Phased Replacement | Medium Priority | Good | Moderately High Impact |
| 12 | Landscaping Improvements | Medium Priority | Good | Moderate Impact |
| 13 | Light Fixtures, at Entrance and Street Sign Monuments | Low Priority | Fair | Low Impact |
| 14 | Light Pole and Fixtures | Low Priority | Good | Low Impact |
| 15 | Mailbox Stations | Medium Priority | Fair | Moderate Impact |
| 16 | Pavers, Phased Replacement | Medium Priority | Good | Moderately High Impact |
| 17 | Pergola, Wood | Medium Priority | Good | Moderate Impact |
| 18 | Retaining Walls, Masonry, Phased Replacement | Low Priority | Good | Low Impact |
| 19 | Signage, Monuments | Low Priority | Good | Low Impact |
| GATEHOUSE COMPONENTS | | | | |
| 20 | Exterior Renovations, Complete | Medium Priority | Good | Moderately High Impact |
| 21 | Exterior Renovations, Partial | Medium Priority | Fair | Moderate Impact |
| OTHER COMPONENTS | | | | |
| 22 | Reserve Study Update | | | |

Infrastructure

Security

Roads

Irrigation

Fences

Drainage Easements

Aqua Texas – Water and Sewer

Water Conservation



Security



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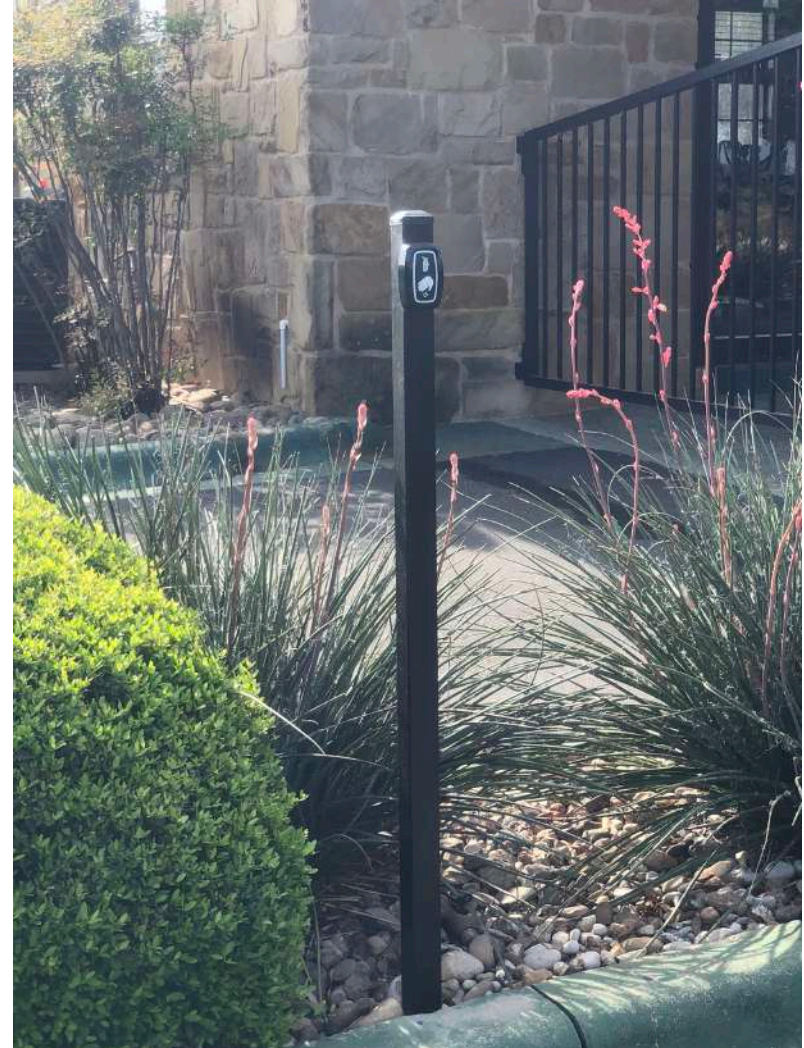
Security

- **Stage 1** of deployment is complete – Go Live on AllBox under the Guard House Awning for Residents, Golf and Tennis Members
 - Training Session on March 24th was delivered by TekWave and recorded
 - Recording of session was posted to POA Website
- Some minor issues with App, Car Tags, license plate readers and functionality of the AllBox
- Turned-off timers on Gates to enable No Tailgating
- Added Hand Swipe for Outbound gate exiting
- **Stage 2** of deployment is in process – Adding 2 AllBoxes to the Outside Inbound gate for Guests and Contractors
 - Old System Kiosk to be removed and replace by new technology
 - Will take 2 to 3 days to complete installation
 - Gate will be open while installation is in process
- App and desktop is being widely used with minimal issues
- Use of gates is going smoothly



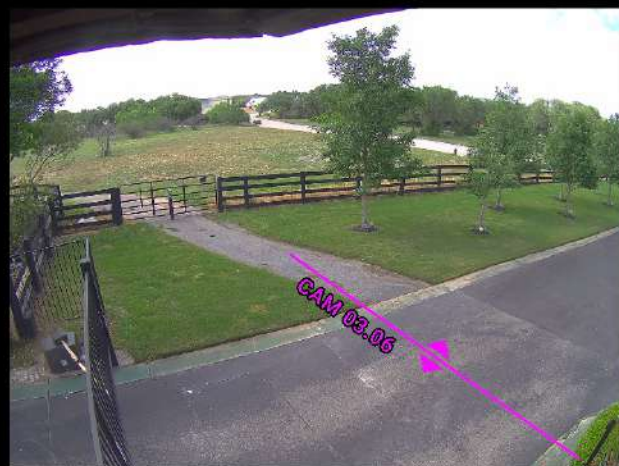
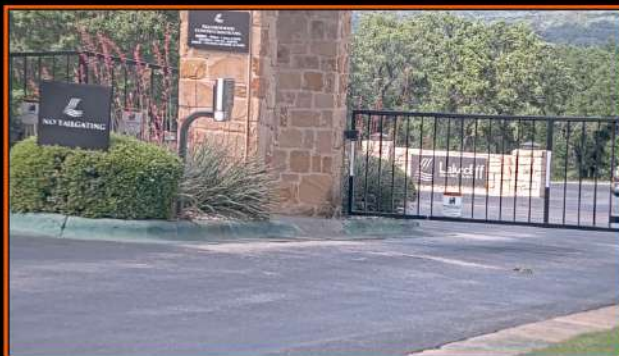
Security

- Ongoing Assistance – Send a note to the POA@Lakecliff.com and we will respond
- What do I need to do?
 - Validate your information
 - Enter your ongoing guests or vendors you want to have access
 - **Add your license plate** information and any other personal information you wish



Security
Cameras and
Monitoring





Roads Update



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Roads

- In 2022, the POA Board did a substantial amount of repairs that were required
- In 2023, we will continue to monitor the roads and take action as necessary
- Right now, we know there are several areas that are deteriorating and will need repairs
- Our maintenance plan is to take action every year on roads throughout the community to even out the cash outflows and keep the roads in order
- The maintenance plan will cost us between \$30,000 and \$75,000 annually depending on the road deterioration
- This plan is focused on ensuring we do not have a major emergency that requires a Special Assessment

Fences



2023 Fence Priorities

- In 2022, the POA Board had all fences painted with minor repairs
- In 2023, we have seen a number of issues with post deterioration which are causing one of our fences, Hayne Flat Road, to fall over
- We have reviewed the 9,000+ feet of fences again and we will need to focus on the main posts on Hayne Flat Road
- Due to some of slats deteriorating condition, we will need to replace a number of them
- We anticipate that once the posts are in order, we will continue to need to fix slats
- In 2022, the POA Board put in place an annual maintenance budget line item to address this going forward to ensure our fences do not fall into disrepair
- Based on findings, cost to replace would be far greater than maintenance



2023 Fence Priorities



2023 Fence Priorities



Irrigation



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Action Items

- All new homes to get meter with check valves. Will be installing check valves to existing meters in Q2' 2023. This has taken longer than expected. We will make this a priority in Q2 2023
- Identified all Shut-off valves. In final stages of having access to all of them. This has taken significantly longer than expected due to contractor issues
- Minor issues with leaks with the exception of 1 major break caused by a new home builder. Lost quite a bit of water due to this. Being billed back to contractor
- Still see some users having issues with their irrigation system which is wasting water. We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss

Drainage Easements



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Drainage Easements



Drainage Easements



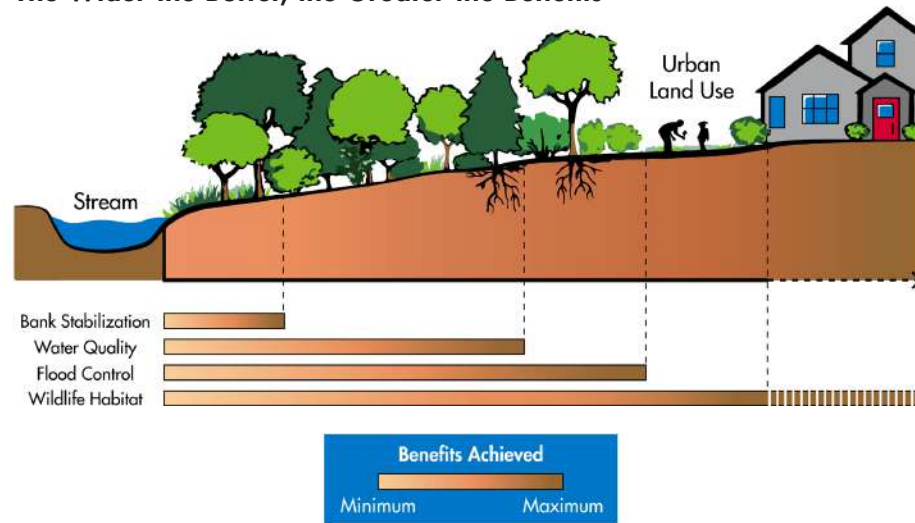
Drainage Easements

REQUIREMENTS AND LOCATION

LCRA's Highland Lakes Watershed Ordinance requires buffer zones for any new development to help protect water quality from the impact of development activities.

Look for the location of the buffer zone or "Waterway Buffer Zone Easement" on your property on your lot survey and/or in the subdivision plat notes and restrictive covenants. LCRA, your builder or subdivision developer also can provide this information.

The Wider the Buffer, the Greater the Benefits



Relationship between riparian buffer width and its functions (adapted from Harves and Smith, 2005). Distance of benefits varies due to site conditions such as slope.

MAINTAIN YOUR BUFFER ZONE

Property owners are responsible for establishing and maintaining a property's buffer zone easement. Any proposed changes require LCRA approval.

Not allowed in a buffer zone easement:

- Structures, land grading or permanent improvements, except for low-impact backyard improvements, such as walking trails, picnic facilities and other similar construction that does not significantly alter existing vegetation or drainage patterns.
- Paths constructed of imported materials. Wood mulch may be used, but only in areas where it will not be washed away by high water.
- Septic systems and wastewater irrigation.
- Use of fertilizers, herbicides or pesticides.

Maintain your buffer zone easement by:

- Removing only invasive species and pruning vegetation only for maintenance. Avoid excessive pruning and trimming to promote natural propagation.
- Removing trees and vegetation by hand only; do not use vehicles or construction equipment to avoid disturbing the soil.
- Enhancing with native plants if the easement was previously disturbed or contains invasive vegetation. Select native shrubs and deep-rooted native grasses to help stabilize the soil and establish good drought tolerance.
- Planting native vegetation in clumps, blocks or strips as a border at the upper part of the buffer zone. This provides a physical border between lawns, play areas and the buffer zone, adds aesthetic value and enhances stormwater runoff filtration.

If planning any type of roadway or creek crossing, contact LCRA at 512-578-2324 or HLWO@lcra.org for specific guidelines.

LEARN MORE:

LCRA Highland Lakes
Watershed Ordinance
www.lcra.org

Lady Bird Johnson
Wildflower Center
www.wildflower.org

City of Austin
Grow Green Program
www.growgreen.org

Texas Riparian
Association
<http://texasriparian.org>

Aqua Texas

Drinking Water and Sewage



Aqua Texas Update

Actions Taken to date

- Meeting held to discuss Re-use of Type 1 effluent on February 22nd to discuss Aqua Texas proposal. No action will be taken until both Barton Creek Lakeside and Lakecliff and their respective Golf Courses agree with the plan
- On March 8th, CTWC held a business roundtable discussion for suggestions on how to improve communications of the water issue, explore more ways to generate community involvement from everyone living on and around the lake, and the best way to influence and change the activities of the LCRA. There were approximately 30+ individuals at this meeting from various backgrounds, all of whom were very interested and concerned about the health of our water supply.
- Aqua Texas President is fully behind our efforts for water conservation. They have offered their lobbying team effort to support this initiative.
- Upcoming meeting on April 18th with Aqua Texas president and his staff to get updates on their activities at the State Capitol. They will also be introducing a newly hired communication specialist that will work with their lobbying group and concentrating on Texas issues. She formerly worked for the City of Austin in a similar capacity
- The Aqua Texas team is "all in" on the efforts to protect the water supply of Central Texas and lobby for the health of Lake Travis.

Water Conservation and Drought Contingency Plans



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Water Conservation - Reminder

LCRA Notice

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

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

Wednesdays and Saturdays for addresses ending in odd numbers.

Thursdays and Sundays for addresses ending in even numbers.

Hours: Midnight to 10 a.m. and 7 p.m. to midnight.”

- The POA Board has sent out 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

Committee Updates

Cottage and Villas

Community Engagement

Architectural Control



Architectural Control Committee



ACC

Construction Activity

- Building Activity-Slowed significantly
 - Active: 17 (6 to complete in April/May)
 - New: 1 new custom house under discussion with ACC
- Speculative Construction
 - 7 underway and For Sale
 - 5 complete and For Sale

Notices and Fines

Architectural Styles: (CCR Sec 3.7(b))

- Compliance with Restrictions
- Quality, Texture and Color of Building Materials
- Harmony of design with existing building and overall character and aesthetics of the Subdivision

Cottage and Villa Committee



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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

Issues Raised in Q1 2023

- Several of you Cottage/Villa owners asked me to get with the Lakecliff POA board, to continue the relationship of good will and harmony, between the Cottage/Villa owners and recent rules and changes
 - Billings by Goodwin
 - Costs to perform the yard maintenance chores
 - Taking competitive bids
 - The \$960 annual cost addition for Cottage/Villa owners that have fences
 - The thought of each of us Cottage/Villa owners having the option of hiring our own lawn maintenance company to service our lawn maintenance needs
- Also, there continues to be confusion in the billing provided by Goodwin, about amounts owed, late fees charged, that needs transparency, for when the amounts should begin in 2023.

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

POA Board Actions

- All Cottage/Villa's will be charged the same price for lawn maintenance, whether you have a fence or not - \$200 per month, beginning March 1, 2023.
- The Lakecliff POA board took bids on the lawn maintenance services package, and after considerations of cost, Rocky's talents, experience, knowledge of our irrigation system, the fact that Rocky lives on the property and can respond very quickly to any issue that arises around the Cottages & Villas, using Rocky's services would be far less expensive and much more efficient than changing to someone new.
- Therefore, at this time, we WILL NOT exercise the option of hiring our own lawn maintenance company to service our lawn maintenance needs. Also, most of us Cottage owners do not live here at Lakecliff full time, and Rocky's services are much more convenient.
- For the 4th time since January 2023, Goodwin will be sending us Cottage/Villa owners, a "corrected monthly bill" to pay for the lawn maintenance (\$200 per month), and the amount we owe for sub-metered water used to water our lawns, no late fees, and this time, we will be able to compare Goodwin's billing to this current update and amounts listed in this update.
- Also, Goodwin has been reminded to issue a \$215 credit (from the 2021 freeze) to each Cottage owner, to offset any of these above monthly charges.

Community Engagement Committee



Lakecliff
ON LAKE TRAVIS

Community Engagement Committee

The Mission of the Committee

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

Busy 1st Quarter

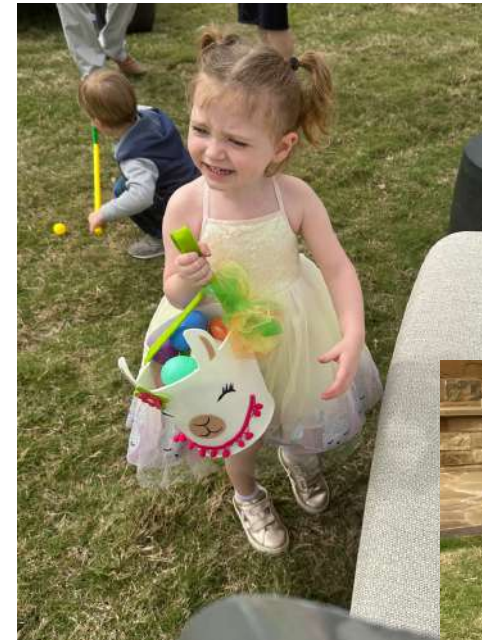
- ✓ Multiple Outreaches to Residents on
 - ✓ Security updates – Many questions handled
 - ✓ Irrigation updates
 - ✓ Lakecliff Clean-up
 - ✓ CTWC Updates
- ✓ Testing new Texting capability that comes with New Security Platform
- ✓ New signage at the Guard House installed
- ✓ Build the Lakecliff Brand every day!
- ✓ Special Events – Celebrations!



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Homeowner's Forum



Adjourn



Lakecliff
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