



Lakecliff
ON LAKE TRAVIS

Lakecliff on Lake Travis

POA Board Quarterly Meeting

April 16, 2022

Agenda

- Call to Order – Mike Lange
- Certification of Quorum – Mike Lange
- Review/Approval of Minutes – Dan Wittner
- Review/Approval of Financial Statements – Laura Riddle
- Open Board Positions – Recommendations and Vote to Approve – Mike Lange
- Security Proposal and Vote to Approve – Dan Wittner
- Irrigation Update – Dan Wittner
- New Committee Announcements and Updates
 - ACC – Steve James
 - Cottages – Pat Trojanowski
 - Community Engagement – Laurie Chapman
 - Finance - TBD
- Homeowner Forum
- Executive Session – Mike Lange
- Adjourn

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



Lakecliff
ON LAKE TRAVIS

Q1 Financials

March

Lakecliff on Lake Travis POA

Balance Sheet

Period 03/31/2022

Assets

Cash

Cking - Western Alliance	203,970.48	
MMA Reserve - Western Alliance	34,667.59	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>422,128.68</u>	
Total Assets		<u>422,128.68</u>

Liabilities & Equity

Other Liabilities

Construction Deposits	14,000.00	
Total Other Liabilities	<u>14,000.00</u>	

Prepaid Assessments

Prepayments	584.90	
Total Prepaid Assessments	<u>584.90</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Fund Change 2021	33,059.83	
Tran Fr Prior Mgr	253,981.61	
Fund Change	157,567.48	
Total Fund Balance	<u>407,543.78</u>	
Total Liabilities & Equity		<u>422,128.68</u>

Q1 Financials

March

Lakecliff on Lake Travis POA

Income Statement

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments - Annual POA	9,723.85	14.21%	198,009.16	66.05%
Cottage Landscape Maintenance Allocation	19,365.39	28.29%	19,365.39	6.46%
Cottage Landscape Seasonal Allocation	6,916.39	10.10%	27,286.51	9.10%
Lot Mowing Fee Allocation	2,068.98	3.02%	5,637.13	1.88%
Arch Review Fee	6,054.87	8.85%	13,500.00	4.50%
New Construction Mgmt Fee	10,500.00	15.34%	14,000.00	4.67%
Gate Access Fee	2,000.00	2.92%	2,000.00	0.67%
Interest Income	4.42	0.01%	20.00	0.01%
Key/Remote Fee	50.00	0.07%	175.00	0.06%
Late Fee	110.53	0.16%	126.41	0.04%
AR Fee Income	63.10	0.09%	63.10	0.02%
NSF Fees	0.00	0.00%	25.00	0.01%
Irrigation System Revenue	1,526.57	2.23%	8,992.04	3.00%
Sprinklers Repair Revenue - Cottages	66.65	0.10%	599.85	0.20%
Irrigation System - Set up fees	10,000.00	14.61%	10,000.00	3.34%
Total Income	68,450.75	100.00%	299,799.59	100.00%
Total Income	68,450.75	100.00%	299,799.59	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	10.00	0.04%	10.00	0.01%
Copies	13.00	0.06%	307.10	0.22%
Admin-AR Fees	84.00	0.37%	86.00	0.06%
Legal Expense	3,294.54	14.56%	11,554.54	8.12%
Management Fees	1,142.75	5.05%	3,428.25	2.41%
Meeting Expense	225.00	0.99%	890.00	0.63%
Other Professional Svcs	0.00	0.00%	21,150.00	14.87%
Postage/Delivery	6.50	0.03%	129.61	0.09%
Social Events	0.00	0.00%	2,000.00	1.41%
Website Maint	0.00	0.00%	600.00	0.42%
Website Hosting	26.65	0.12%	79.95	0.06%
Ins-F&EC or Package	0.00	0.00%	2,963.00	2.08%
Ins-Liability	774.25	3.42%	5,052.25	3.55%
Total Administrative Expenses	5,576.69	24.64%	48,250.70	33.92%
Irrigation				
Meter Reading	414.76	1.83%	1,659.03	1.17%
Raw Water	675.43	2.98%	7,519.89	5.29%
Raw Water - Res. Water Facility	800.00	3.54%	3,200.00	2.25%
Repairs - POA Irrigation	3,776.82	16.69%	3,986.82	2.80%
New Meters	0.00	0.00%	866.46	0.61%
Total Irrigation	5,667.01	25.04%	17,232.20	12.12%
Landscape				
Landscape-Common Area Seasonal	0.00	0.00%	8,887.50	6.25%
Landscape-Common Area Recurring	4,118.83	18.20%	23,745.30	16.69%
Landscape-Cottage Recurring	3,651.72	16.14%	11,182.71	7.86%
Landscape-Supplies	974.20	4.30%	974.20	0.68%
Landscape-Sprinklers	645.00	2.85%	645.00	0.45%
Total Landscape	9,389.75	41.49%	45,434.71	31.94%
Property Expenses				
Access Ctrl-Maint	559.98	2.47%	604.98	0.43%
Entry Gate Maintenance	105.00	0.46%	105.00	0.07%
Fence Maint/Repair	0.00	0.00%	14,946.00	10.51%
Mailbox/Guard House Maint/Repair	645.00	2.85%	972.50	0.68%
Maint/Repair	226.05	1.00%	13,655.20	9.60%
Water Feature Maint	220.00	0.97%	220.00	0.15%
Total Property Expenses	1,756.03	7.76%	30,503.68	21.45%
Utility Expenses				

Q1 Financials

March

Lakecliff on Lake Travis POA

Income Statement

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Electric	131.13	0.58%	479.29	0.34%
Tel/Cell/Pager	110.04	0.49%	331.53	0.23%
Total Utility Expenses	241.17	1.07%	810.82	0.57%
Total Expense	22,630.65	100.00%	142,232.11	100.00%
Fund Change	45,820.10		157,567.48	

Q1 Financials

February

Lakecliff on Lake Travis POA

Balance Sheet

Period 02/28/2022

Assets

Cash

Cking - Western Alliance	141,546.26	
MMA Reserve - Western Alliance	34,663.17	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>359,700.04</u>	
Total Assets		<u>359,700.04</u>

Liabilities & Equity

Prepaid Assessments

Prepayments	<u>(2,023.64)</u>	
Total Prepaid Assessments	<u>(2,023.64)</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Fund Change 2021	33,059.83	
Tran Fr Prior Mgr	253,981.61	
Fund Change	111,747.38	
Total Fund Balance	<u>361,723.68</u>	
Total Liabilities & Equity		<u>359,700.04</u>

Q1 Financials

February

Lakecliff on Lake Travis POA

Income Statement

Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Income				
Assessments - Annual POA	14,815.58	44.77%	188,285.31	81.39%
Cottage Landscape Seasonal Allocation	10,162.05	30.71%	20,370.12	8.80%
Lot Mowing Fee Allocation	2,601.61	7.86%	3,568.15	1.54%
Arch Review Fee	2,500.00	7.55%	7,445.13	3.22%
New Construction Mgmt Fee	0.00	0.00%	3,500.00	1.51%
Interest Income	7.65	0.02%	15.58	0.01%
Key/Remote Fee	75.00	0.23%	125.00	0.05%
Late Fee	15.88	0.05%	15.88	0.01%
NSF Fees	0.00	0.00%	25.00	0.01%
Irrigation System Revenue	2,384.35	7.20%	7,465.47	3.23%
Sprinklers Repair Revenue - Cottages	533.20	1.61%	533.20	0.23%
Total Income	33,095.32	100.00%	231,348.84	100.00%
Total Income	33,095.32	100.00%	231,348.84	100.00%
Expense				
Administrative Expenses				
Copies	17.40	0.04%	294.10	0.25%
Admin-AR Fees	0.00	0.00%	2.00	0.00%
Legal Expense	2,435.00	6.11%	8,260.00	6.91%
Management Fees	1,142.75	2.87%	2,285.50	1.91%
Meeting Expense	0.00	0.00%	665.00	0.56%
Other Professional Svcs	0.00	0.00%	21,150.00	17.68%
Postage/Delivery	7.23	0.02%	123.11	0.10%
Social Events	0.00	0.00%	2,000.00	1.67%
Website Maint	0.00	0.00%	600.00	0.50%
Website Hosting	26.65	0.07%	53.30	0.04%
Ins-F&EC or Package	2,963.00	7.44%	2,963.00	2.48%
Ins-Liability	0.00	0.00%	4,278.00	3.58%
Total Administrative Expenses	6,592.03	16.54%	42,674.01	35.68%
Irrigation				
Meter Reading	414.76	1.04%	1,244.27	1.04%
Raw Water	1,459.26	3.66%	6,844.46	5.72%
Raw Water - Res. Water Facility	800.00	2.01%	2,400.00	2.01%
Repairs - POA Irrigation	0.00	0.00%	210.00	0.18%
New Meters	866.46	2.17%	866.46	0.72%
Total Irrigation	3,540.48	8.89%	11,565.19	9.67%
Landscape				
Landscape-Common Area Seasonal	0.00	0.00%	8,887.50	7.43%
Landscape-Common Area Recurring	4,118.83	10.34%	19,626.47	16.41%
Landscape-Cottage Recurring	2,510.33	6.30%	7,530.99	6.30%
Total Landscape	6,629.16	16.64%	36,044.96	30.14%
Property Expenses				
Access Ctrl-Maint	30.00	0.08%	45.00	0.04%
Fence Maint/Repair	9,446.00	23.71%	14,946.00	12.50%
Mailbox/Guard House Maint/Repair	327.50	0.82%	327.50	0.27%
Maint/Repair	12,977.05	32.57%	13,429.15	11.23%
Total Property Expenses	22,780.55	57.17%	28,747.65	24.04%
Utility Expenses				
Electric	194.65	0.49%	348.16	0.29%
Tel/Cell/Pager	110.04	0.28%	221.49	0.19%
Total Utility Expenses	304.69	0.76%	569.65	0.48%
Total Expense	39,846.91	100.00%	119,601.46	100.00%
Fund Change	(6,751.59)		111,747.38	



Q1 Financials

January

Lakecliff on Lake Travis POA

Balance Sheet

Period 01/31/2022

Assets

Cash

Cking - Western Alliance	151,184.04	
MMA Reserve - Western Alliance	34,659.18	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>369,333.83</u>	
Total Assets		<u><u>369,333.83</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	858.56	
Total Prepaid Assessments	<u>858.56</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Fund Change 2021	33,059.83	
Tran Fr Prior Mgr	253,981.61	
Fund Change	118,498.97	
Total Fund Balance	<u>368,475.27</u>	
Total Liabilities & Equity		<u><u>369,333.83</u></u>

Q1 Financials

January

Lakecliff on Lake Travis POA

Income Statement

Period 1/1/2022 To 1/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Income				
Assessments - Annual POA	173,469.73	87.50%	173,469.73	87.50%
Cottage Landscape Seasonal Allocation	10,208.07	5.15%	10,208.07	5.15%
Lot Mowing Fee Allocation	966.54	0.49%	966.54	0.49%
Arch Review Fee	4,945.13	2.49%	4,945.13	2.49%
New Construction Mgmt Fee	3,500.00	1.77%	3,500.00	1.77%
Interest Income	7.93	0.00%	7.93	0.00%
Key/Remote Fee	50.00	0.03%	50.00	0.03%
NSF Fees	25.00	0.01%	25.00	0.01%
Irrigation System Revenue	5,081.12	2.56%	5,081.12	2.56%
Total Income	198,253.52	100.00%	198,253.52	100.00%
Total Income	198,253.52	100.00%	198,253.52	100.00%
Expense				
Administrative Expenses				
Copies	276.70	0.35%	276.70	0.35%
Admin-AR Fees	2.00	0.00%	2.00	0.00%
Legal Expense	5,825.00	7.30%	5,825.00	7.30%
Management Fees	1,142.75	1.43%	1,142.75	1.43%
Meeting Expense	665.00	0.83%	665.00	0.83%
Other Professional Svcs	21,150.00	26.52%	21,150.00	26.52%
Postage/Delivery	115.88	0.15%	115.88	0.15%
Social Events	2,000.00	2.51%	2,000.00	2.51%
Website Maint	600.00	0.75%	600.00	0.75%
Website Hosting	26.65	0.03%	26.65	0.03%
Ins-Liability	4,278.00	5.36%	4,278.00	5.36%
Total Administrative Expenses	36,081.98	45.24%	36,081.98	45.24%
Irrigation				
Meter Reading	829.51	1.04%	829.51	1.04%
Raw Water	5,385.20	6.75%	5,385.20	6.75%
Raw Water - Res. Water Facility	1,600.00	2.01%	1,600.00	2.01%
Repairs - POA Irrigation	210.00	0.26%	210.00	0.26%
Total Irrigation	8,024.71	10.06%	8,024.71	10.06%
Landscape				
Landscape-Common Area Seasonal	8,887.50	11.14%	8,887.50	11.14%
Landscape-Common Area Recurring	15,507.64	19.44%	15,507.64	19.44%
Landscape-Cottage Recurring	5,020.66	6.30%	5,020.66	6.30%
Total Landscape	29,415.80	36.88%	29,415.80	36.88%
Property Expenses				
Access Ctrl-Maint	15.00	0.02%	15.00	0.02%
Fence Maint/Repair	5,500.00	6.90%	5,500.00	6.90%
Maint/Repair	452.10	0.57%	452.10	0.57%
Total Property Expenses	5,967.10	7.48%	5,967.10	7.48%
Utility Expenses				
Electric	153.51	0.19%	153.51	0.19%
Tel/Cell/Pager	111.45	0.14%	111.45	0.14%
Total Utility Expenses	264.96	0.33%	264.96	0.33%
Total Expense	79,754.55	100.00%	79,754.55	100.00%
Fund Change	118,498.97		118,498.97	

Open Board Positions



Thank You!!

Laurie Chapman



Thank You!!

Laura Riddle



Directors

Kent Graham – Bio

Kent Graham grew up in Newcastle, Texas where he graduated from high school in 1971. He moved to Houston where he worked for Schlumberger Well Services while attending college at the University of Houston. He earned a Bachelor of Business Administration degree in 1975 and a Master of Science in Accountancy degree in 1977.

After graduating with his Masters, he joined the public accounting firm of Arthur Andersen. Eight years later, he was admitted to the partnership where he remained until the demise of Arthur Andersen in May of 2002. He then joined the public accounting firm of Ernst & Young in Houston and was transferred to Los Angeles California in January of 2003. After seven years in Los Angeles, he then transferred to San Jose and remained there until he reached the mandatory retirement age of 60. He retired in June of 2013.

While living in Los Angeles, Kent and Beverly both served on the POA Board (Kent as President and Beverly as Treasurer) of their community for six years.

Since retirement, Kent was very active in the Central & South Texas Chapter of Make-A-Wish where he served on its governing board for six years (serving as Chairman for three years). He served on the Board of Trustees for the Church at Horseshoe Bay for six years, serving as Chairman for the last three years of his term. He also served on the Board of Directors of Escondido Golf & Lake Club for six years and served as its President during his last year on the board.

Kent was elected to serve on the Horseshoe Bay City Council in November of 2016 and served until he and Beverly sold their house so they could build their forever home in Lakecliff. They joined Lakecliff Golf Club in April of 2020 and fell in love with the community.

Kent and Beverly have three grown children and three grandchildren. His children are all married and live in Austin, Houston and Santiago, Chile.

Kent and Beverly are now members of Lake Hills Church in Lakeway and look forward to serving that church.

Kent and Beverly enjoy golf, travel and spending quality time with their grandchildren.¹⁴

Directors

Scott Walther – BIO

Married to Julie Walther (High School Sweetheart) and father of 3 is what brings Scott the most enjoyment. Scott brings his Christian foundation of honesty and fairness to his family and work. Scott and his family are new residents in Lakecliff and looking forward to being part of an awesome community.

As the President of Sendero Homes, Scott is no stranger to developments and custom home building. From the first handshake, clients recognize Sendero's dedication to facilitating their custom home building process with integrity, quality, and communication. Just over 10 years ago Scott decided to merge his smaller construction company with Sendero Homes and now focuses on continuing to fine tune the systems, processes, and quality. Over the past several years Sendero has been part of developing Signal Hill Estates (62 Custom Home Lots) as well as Madrone Canyon (110 Custom Home Lots), both in the Lakeway/Bee Caves area. Being part of these developments has given Scott experience working with other builders to create CCR's to create beautiful communities. Scott is also part of NAHB Builder 20, where he continues to learn and grow from other top builders around the country. This involvement and dedication to helping other builders succeed has been a huge part of continued growth and knowledge, not only in the construction industry but in business operations.

Scott's dad and uncles are all business owners and growing up in this atmosphere groomed the no failure work ethic. Also having a passion for mechanics, Scott's path started as becoming an Airline Mechanic for Southwest Airlines. While having great success with Southwest, life found Scott the opportunity to move to Austin and start his own construction company which led him to becoming a partner at Sendero Homes.

Security



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 provide the best security solution for our community.



About Allied Universal®

- Since 1957, Allied Universal® has forged its organization under a single purpose: to keep people, businesses, and communities safe so we can all thrive together.
- As the leading security and facility services provider in North America, it delivers proactive services, cutting-edge technology, and tailored solutions to allow clients to focus on their core business
- Providing security integration and video monitoring services
- Meeting the needs daily of a loyal, long-tenured client base highly diversified by region, vertical and client size
- An unrelenting focus on clients' success creating partnerships rooted in quality and value



Strong Global Presence

North America

327,000
Employees

Europe
Middle East

103,000
Employees

800k

Employees serving local
communities around the world

192,000
Employees

Asia Pacific

110,000
Employees

68,000
Employees

Latin America/
South America

\$18bn
Revenue

Africa

85

countries

Remote Services – Managed Services

End-to-end
“closed loop”
service model



Delivering Efficiency With Improved Reliability and Response

01.

System Monitoring,
Interaction and
Dispatch

02.

System Management,
Administration and
Optimization

03.

Operational
Assistance and
Automation

04.

Business Analytics
and Information
Delivery

05.

Infrastructure Monitoring
and Optimization

AUTS

Operations Team

Installation Department

- Operations Manager
- Robust Engineering Department
- Experienced Project Managers
- Field Site Supervisors
- Certified Network Specialist
- Programmers & Trainers
- CAD Operators
- Certified and Trained Installation Techs

Service Department

- Regional Service Manager
- Engineering
- Certified and Trained Technical Team
- Warranty
- Support & Service Programs
- Emergency Services
- Remote & Advance Diagnostics

Overview



System Overview

- Single, multi-post per site, multi-site system
- Cloud Based with EDGE+
- PC or tablet at customer site to access data
- Duplicates made of every record on a separate server
- Web Based Portal
 - Allows for remote administrators to connect to add/modify/delete information and to run reports
 - Officer connects via internet on PC or mobile device
 - Global access with no limit on data storage
 - Activation of new site requires no local software download



Solution

Software

Use TEKWave's large **touchscreen interface** for automatic easy entry using a pin code, driver's license, or smart phone, call a resident/employee, or direct dial a remote operator.

- Fully integratable to access control system
- Two way audio and video manages communication from any device to the touchscreen intercom
- Camera enables remote view and verification
- Access Codes give remote entry to employees or residents without access credentials

Verticals

Community - place in a rock column or at a pedestal at a gate for automatic access for visitor overflow.

- Blended manpower for low entry times or fully remote gate

Logistics - utilize integrated verifications of BOL, seal number, etc. for automated access and capture

- Remote access for non verification or by button press.

Commercial - install by a door or in a lobby for guest reception and tracking.

- QR Code scanning and arrival notifications

Integration

Fully integrated with **Immix SureView** for remote monitoring and visitor management from an operator.

- Video and audio connection and recording
- Audit trail push for all actions performed in TEKWave
- One-click device entry for TEKWave interface
- Automatic picture taking upon visitor entry
- Remote open any gate, door, or arm.

Resident Self Visitor Registration

Visitor Pre-Registration

Pre Register Visitors

- Web Scheduling
- Voicemail Scheduling – Integrated Voicemail for Officers
- Deny Visitors

Manage Permanent Guest List

- Add, edit, or delete visitors on your permanent list
- Block a guest
- Temporary allow no guests

Visitor QR codes can be sent from Resident

Scan Drivers License

Post: Main Gate

Visitor First Name: John

Visitor Last Name: Adams

Visitor ID Number: 059874475

Visitor ID Expiration: 02/10/2019

Visitor ID DOB: 08/16/1984

Visitor ID Address: 1234 Main Street

Visitor ID State: Connecticut

Visitor Department: Club House

Additional Information:

Type: One-Week Visitor

Status: Admitted

Apps



Resident Mobile App

Residents can download an application to their personal phones to:

- Manipulate Profile Information:
 - Vehicles and Tenants
 - Vacation or Out of Town Schedule
 - Medical Records
 - Permanent Guest List
 - Banned Guests
- Pre-register guests
- View community board and messages
- View if your guests are on-site
- View fines and citations

Entry Passes

Vehicle Pass & Visitor Badge Printing

- Passes & Badges printed on high speed thermal and thermal transfer printers
 - Will not fade!
- Prints in 4-5 seconds
- Passes Include:
 - Directions
 - Visitor Name
 - Host name
 - Expiration date
 - Optional bar code for egress tracking
- Badges Include:
 - Visitor Name & Photo (if scanning driver's licenses)
 - Host name
 - Expiration date
 - Optional bar code for egress tracking



Entry System

Telephone Entry System

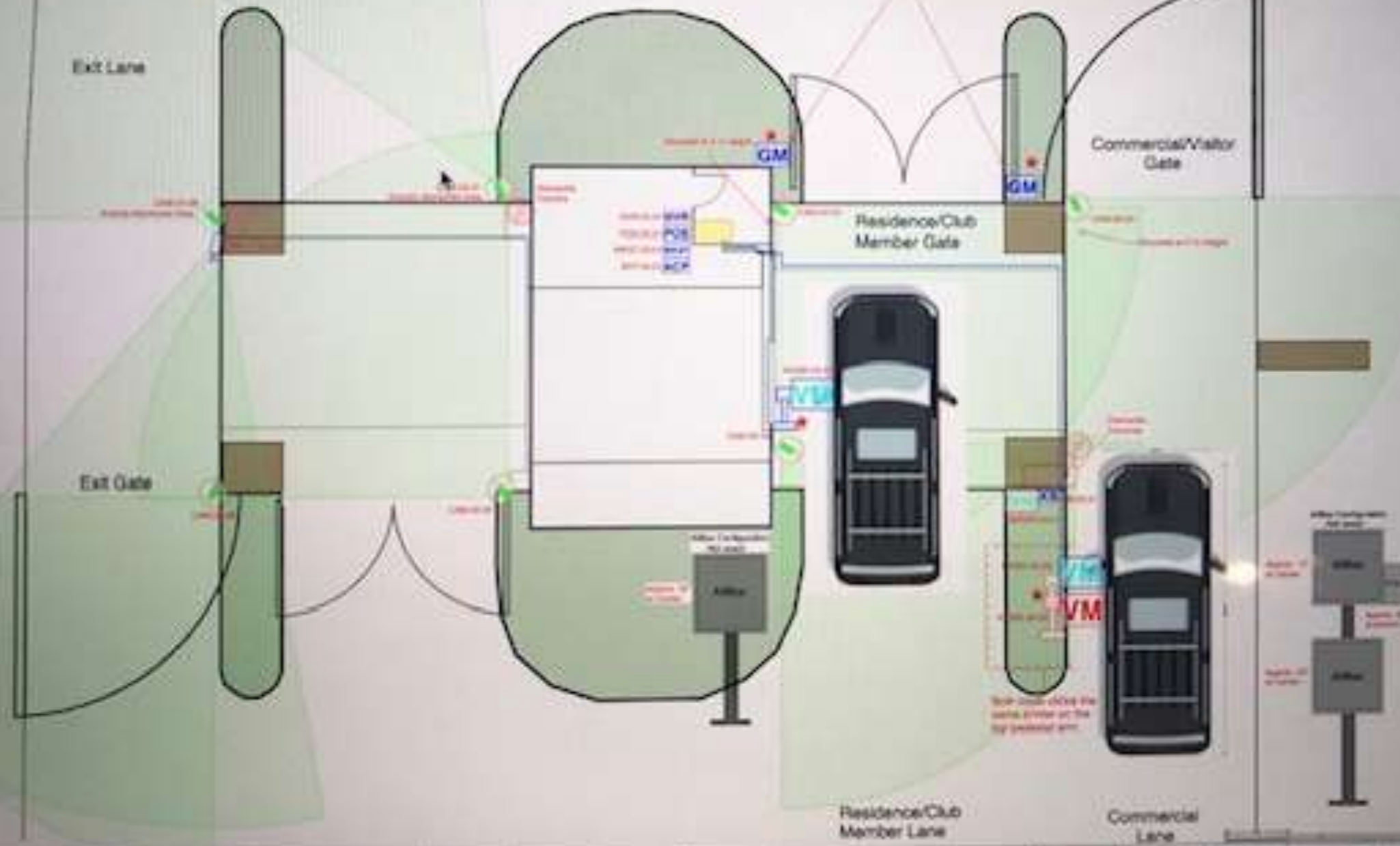
- Fully automated touch screen device with vandal resistant and weather-proof casing
- Intuitive interface for visitors to communicate with residents, building management, a concierge, or even to off-site locations
- Designed to operate as a standalone unit, or as part of a complete integrated TEKWave solution
- VoIP and video capability, enables you to view live video from multiple sources and utilize two-way voice communication
- Interact with the TEKWave System Controller to allow control of devices such as gates, doors, and elevators
- Use for simple visitor self-service use or integrate with existing guard post or visitor center for easy and accurate access and security.



Reporting



- Install new Visitor Management H55,0w Pedestal
- New Visitor Management pedestal for resident entry.



REVISION

ALLIED UNIVERSAL

DATE: 01/11/2011

PROJECT: [REDACTED]

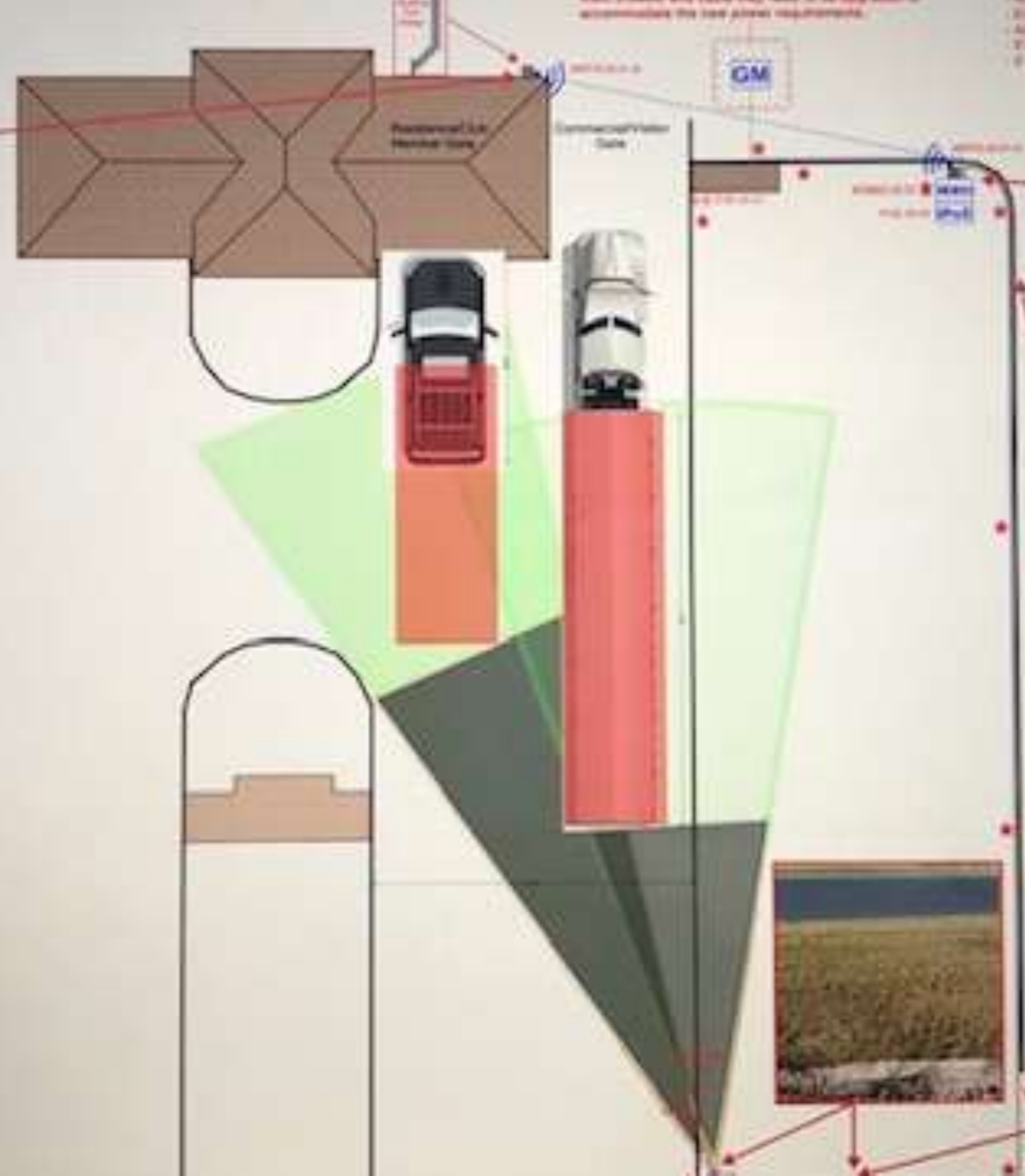
LOCATION: [REDACTED]

SCALE: 1/4" = 1'-0"

DATE: 01/11/2011

BY: [REDACTED]

CHECKED: [REDACTED]

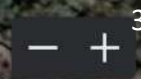
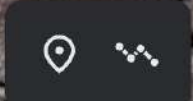


1. Connect with a plug cable to utilize all sensors.
 2. Mount at 100" height in your vehicle.
 3. All sensors, cables, and control.
 4. Connect your own control system.

COMMERCIAL VEHICLE TOOLS
 PROFESSIONAL LAB MEMBER TOOLS

ALLIED
UNIVERSAL
 COMMERCIAL VEHICLE TOOLS
 100" HEIGHT MEMBER TOOLS
 EQUIPMENT, VEHICLE TOOLS

COMMERCIAL VEHICLE TOOLS
 PROFESSIONAL LAB MEMBER TOOLS



2D

31

Monthly Costs

Lakecliff Security Solutions - Allied Universal Proposal 4.16.2022

Proposals	Hardware	Recurring Monthly Costs	Financing Costs for Harware	Total
Core - All technology at the Gate	\$ 139,619.17	\$ 2,733.87	\$ 2,967.79	\$ 5,701.66
Additional Cameras at Lot 1	\$ 47,338.51	\$ 465.71	\$ 1,016.01	\$ 1,481.72
Totals	\$ 186,957.68	\$ 3,199.58	\$ 3,983.80	\$ 7,183.38

Irrigation



Irrigation Update

- Lakecliff continues to have the lowest irrigation costs of any community in the region (Please see previous Board Presentations and Minutes)
- However, we continue to see losses for irrigation - ~\$6,000 YTD
- The primary reason for losses is loss of water due to shutting off the irrigation pumps to the community
- Each time we shut off water to fix a problem, we lose ~200,000 gallons of water
- The solution is straight forward
 - Identify all Cut-off valves in the community and gain access to them
 - Anytime we have a break, isolate the break area with the Cut-off valves
 - Add Shut-off valves at all meters in the community
 - Shut-off valves will allow the homeowners water in pipes to stay in pipes at their home
- The POA Board is will need to invest ~\$10,000 in Time and Materials
- Recommendation is to move forward immediately to stop the financial losses

Committee Updates

Architectural Control

Cottage and Villas

Community Engagement



Lakecliff
ON LAKE TRAVIS

Architectural Control Committee



ACC Update

Feverish Construction Activity

Completed Homes

2019

40 Homes

12 Cottages

2022

50 Homes

14 Cottages/Villas

- Approved/In Process Today—21 Homes/Villas
- Beginning Review Process—7 Homes
- Increase in number of completed homes by end of year over 1/2022—33%
- Currently 6 Builders working in neighborhood

ACC Update

Changes to Our Environment

- Annual Construction Activity has increased 5 fold
- Effort to monitor construction, including Monitoring Adherence to Building standards, coordinating Architectural Diversity and Construction Quality, and Cleanliness has increased dramatically
- With rapid changes, Community Communication is much more important
- ACC must focus on site location, setbacks, architectural diversity since homes are closer together with less of an “Open feel”
- Exterior remodels, landscaping, and pool/fencing placement more likely to affect neighbors

ACC Update

Primary Actions to Deal Growth in Construction Activity

- Redraft of ACC Building Processes
 - No Changes to CCR's
 - Add a Preliminary Review Phase
 - No Change to Total Fees

	<u>2018</u>	<u>2022</u>
Plan Review	\$2,500	\$2,500
Construction Inspection	\$3,500	\$4,000
Gate Fee	\$500	-0-
Total	\$6,500	\$6,500

- Added a plan review fee and inspection fee for major remodels
- Publish a Construction Violation Schedule and a Refundable Compliance Deposit
- Clarified Approval Process for Major Exterior Remodels, Pool Additions, and Major Landscaping and Exterior Lighting Changes
- Hired an Experienced Construction Consultant – Recommended by a Builder
 - Coordinate all Construction Activity and Assist ACC, Homeowners and Builders in Processes
 - Represents ACC and communicates ACC views to Home Owner/Builder, but does not make approval decisions
 - Annual retainer is \$21,000, with 70% of total cost variable. Costs paid by builder/homeowner fees
 - Continue to Assess Value Proposition for this Role but after 6 months, feedback has been very positive on Consultant's performance

ACC Update

Reminders to Community

- No outside work on Sundays except if done by the homeowner
- Get ACC and Construction Consultant involved in very early stages of building planning
- Contact ACC member directly with any concerns – We are here to help!

Cottage and Villa Committee



Cottage and Villa Committee Update

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

- This set of homes in Section 11 of the subdivision has a unique requirement to be managed and maintained by the POA
- The POA asked Pat Trojanowsky to be the Chairman of the Committee
- Since Pat took this on, he has had 1 meeting with all the owners of these homes (10 of 14 in attendance)
- The findings
 - Owners want to ensure the landscaping project started last year is completed
 - Several Cottages need exterior painting – What is the plan?
 - Yard maintenance study – Are the current costs in line with market?
 - Fencing – 2 Cottages and 4 Villas have erected fencing – No other Cottage owners wish to have fences

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

- The POA Board asked Laurie Chapman to serve as the Chairman of the Community Engagement Committee
- Laurie has been instrumental in creating the Positive environment for Lakecliff in look and feel of the community, all communication tools like the website and collateral and being a true Champion for the residents
- Focus Points
 - New Welcome Packet
 - CRM
 - New Ways to communicate with residents (Text, Video Messaging, etc...)
 - New ways to promote the positive Brand of Lakecliff

Homeowner's Forum



Executive Session



Adjourn



Lakecliff
ON LAKE TRAVIS



Lakecliff
ON LAKE TRAVIS