

Lakecliff
ON LAKE TRAVIS

POA
Q1 2026 Board
Meeting

April 28, 2026

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Announcement – New Board Member
- Review and Approval of 2025 Annual Board Meeting Minutes – Dan Wittner
- Review and Approve Q1 2026 Financial Results – Kent Graham
- Community Initiatives - All
 - Legacy and Memorial Benches
 - Lighting – Testing Options
- Infrastructure Updates – All
 - Security
 - Roads - Update on Consulting Firm recommendation – Next Steps – Tom Conwell
 - Fences
 - Irrigation
- Water Conservation – Laurie and Guest Speaker
- Committees
 - Community Engagement Update - Laurie Chapman
 - ACC Update – Steve James
- Adjourn

Guiding Principles

- ✓ Maintain and enhance the Lakecliff Brand
- ✓ Service to all Property Owners that Exceeds Expectations
- ✓ A dedicated Board of Directors that treats each other and the Property Owners equitably with integrity and respect
- ✓ Decisions regarding the POA programs, property and services do not result in the many benefiting the few
- ✓ Team with Lakecliff Golf Club and Tennis Club in promoting the community to foster the long-term value of real estate within the community
- ✓ A financial plan that fulfills these principles, provides financial stability and creates a capital reserve that allows for proper maintenance and improvement to the POA assets

Call to Order, Certificate of Quorum, Previous Meeting Minutes



Lakecliff
ON LAKE TRAVIS

Board Announcement

New Board Member



Lakecliff
ON LAKE TRAVIS

Laurie Chapman



Laurie needs no introduction. Dave and Laurie Chapman have been long time residents of Lakecliff and have a significant interest in making Lakecliff Great!

Laurie is an accomplished Global Executive that is tenacious in getting things done. She has had significant impact on the POA Board previously with her contributions in our CCRs, Website and Brand initiatives.

Lakecliff would not be the same without Laurie and all her contributions and Spirit.

Lakecliff is blessed to have the Chapman's here and Laurie on our POA Board.

Q1 2026 Financial Results



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
 YTD March 31, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Income					
POA	409,162	440,124	30,962	440,211	87
Cottage/Villa	11,737	54,900	43,163	54,900	-
Development	13,000	19,500	6,500	19,500	-
Irrigation	22,338	127,500	105,162	127,500	-
Total Income	456,237	642,024	185,787	642,111	87
Expense					
POA Administrative Expenses	17,443	43,608	26,165	44,059	451
POA Landscape Expenses	15,878	92,700	76,822	92,700	-
POA Property Expenses	20,065	48,831	28,766	52,126	3,295
POA Utility Expenses	832	3,661	2,829	3,661	-
Cottage/Villa Expenses	11,620	54,900	43,280	54,900	-
Development Expenses	32,400	32,200	(200)	32,400	200
Irrigation Expenses	7,997	114,903	106,906	114,903	-
Total Operating Expenses	106,234	390,803	284,569	394,749	3,946
Operating Net Income (Loss)	350,003	251,221	(98,782)	247,362	98,782
Non-Operating Expense					
Fence Repairs	-	5,000	5,000	5,000	-
Major Irrigation Repair	-	5,000	5,000	5,000	-
Road Maint & Repair	-	250,000	250,000	250,000	-
Total Non-Operating Expense	-	260,000	260,000	260,000	-
Fund Change	350,003	(8,779)	(358,782)	(12,638)	(3,859)
Beginning Reserve Balance	311,890	311,890		311,890	-
Fund Change	350,003	(8,779)		(12,638)	(3,859)
Ending Reserve Balance	661,893	303,111		299,251	(3,859)

POA

**Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2026**

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget	
Income						
Assessments - Annual POA	401,997	418,374	16,377	416,261	(2,113)	One owner refused to pay; Lot 1 ruled non-assessable
Lot Mowing Fee Allocation	4,811	18,200	13,389	18,200	-	
Document Production	-	-	-	-	-	
Interest Income	57	300	243	1,000	700	
Gate Access Tags	-	1,750	1,750	1,750	-	
Late Fee	1,537	500	(1,037)	2,000	1,500	
AR Fee Income	760	1,000	240	1,000	-	
Total Income	409,162	440,124	30,962	440,211	87	
Expense						
Administrative Expenses						
Accounting	500	1,200	700	1,200	-	
Bank Charges	-	-	-	-	-	
Copies	1,338	2,000	663	2,000	-	
Admin-AR Fees	1,365	1,000	(365)	2,000	1,000	
Legal Expense	1,515	10,000	8,485	10,000	-	
Management Fees	3,924	15,898	11,772	15,898	-	
Meeting Expense	-	1,200	1,200	1,200	-	
Postage/Delivery	310	600	290	600	-	
Social Events	-	2,500	2,500	2,500	-	
Website Maint	-	-	-	-	-	
Website Hosting	128	500	372	500	-	
Ins-D & O	3,035	2,624	(411)	3,035	411	
Ins-F&EC or Package	4,315	5,288	973	4,315	(973)	
Taxes-Property	1,013	1,000	(13)	1,013	13	
Total Administrative Expenses	17,443	43,608	26,165	44,059	451	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Landscape					
Landscape-Lot Mowing	-	18,200	18,200	18,200	-
Landscape-Common Area	15,092	68,800	53,708	68,800	-
Landscape-Seasonal	-	-	-	-	-
Landscape-Supplies	-	2,500	2,500	2,500	-
Landscape-Sprinklers	786	3,200	2,414	3,200	-
Total Landscape	15,878	92,700	76,822	92,700	-
Property Expenses					
Entry Gate Maintenance	-	2,000	2,000	2,000	-
Property & Vendor Management	1,200	4,800	3,600	4,800	-
Gate Access Tags	2,795	-	(2,795)	2,795	2,795
Mailbox/Guard House Maint/Repair	-	1,500	1,500	1,500	-
Landscape Lights	-	200	200	200	-
Maint/Repair	3,554	3,600	47	3,600	-
Security/Monitoring	11,934	36,031	24,097	36,031	-
Signage Install/Maint	-	-	-	-	-
Street Light Maint/Repair	-	200	200	200	-
Water Feature Maint	582	500	(82)	1,000	500
Total Property Expenses	20,065	48,831	28,766	52,126	3,295
Utility Expenses					
Internet - Security	158	900	742	900	-
Electric	675	2,761	2,086	2,761	-
Total Utility Expenses	832	3,661	2,829	3,661	-
Total Operating Expense	54,218	188,800	134,582	192,546	3,746
Operating Income (Loss)	354,944	251,324	(103,620)	247,665	(3,659)
Non-Operating Expenses					
Fence Repairs	-	5,000	5,000	5,000	-
Major Irrigation Repair	-	5,000	5,000	5,000	-
Road Maint/Repair	-	250,000	250,000	250,000	-
Non-Operating Expenses	-	260,000	260,000	260,000	-
Fund Change - Cash Increase (Decrease)	354,944	(8,676)	(363,620)	(12,335)	363,620

Irrigation

**Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD March 31, 2026**

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Irrigation System Revenue	22,338	120,000	97,662	120,000	-
Irrigation System - Set up fees	-	7,500	7,500	7,500	-
Total Income	22,338	127,500	105,162	127,500	-
<u>Expense</u>					
Meter Reading	1,293	7,803	6,510	7,803	-
Raw Water	4,564	90,000	85,436	90,000	-
Raw Water - Res. Water Facility	800	9,600	8,800	9,600	-
New Meters	180	2,500	2,320	2,500	-
Irrigation - Repairs/Maintenance	1,159	2,500	1,341	2,500	-
Irrigation Install	-	2,500	2,500	2,500	-
Total Expense	7,997	114,903	106,906	114,903	-
Fund Change - Cash Increase (Decrease)	14,342	12,597	(1,745)	12,597	-

Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD March 31, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Arch Review Fee	5,000	7,500	2,500	7,500	-
New Construction Mgmt Fee	8,000	12,000	4,000	12,000	-
Total Income	13,000	19,500	6,500	19,500	-
<u>Expense</u>					
Administrative Expenses					
Development Services	32,400	32,200	(200)	32,400	200
Total Expense	32,400	32,200	(200)	32,400	200
Fund Change - Cash Increase (Decrease)	(19,400)	(12,700)	6,700	(12,900)	(200)

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD March 31, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Cottage Landscape Maintenance Allocation	11,223	49,400	38,177	49,400	-
Cottage Landscape Seasonal Allocation	515	4,000	3,485	4,000	-
Set-up Fees	-	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	1,500	1,500	-
Total Income	11,737	54,900	43,163	54,900	-
<u>Expense</u>					
Landscape-Cottage Recurring	8,258	49,400	41,142	49,400	-
Landscape-Seasonal	2,988	4,000	1,013	4,000	-
Landscape-Cottage Sprinkler Repairs	374	1,500	1,126	1,500	-
Total Expense	11,620	54,900	43,280	54,900	-
Fund Change - Cash Increase (Decrease)	117	-	(117)	-	-

Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

As of December 31, 2025

Assets

Cash

Cking - Western Alliance	410,921.52
Cking - Arrowhead Bank	1,513.63
Cking - Arrowhead Construction	15,525.66
Certificate of Deposit	280,597.40
MMA Reserve - Western Alliance	<u>9,785.43</u>
Total Cash	718,343.64

Total Assets

718,343.64

Liabilities & Equity

Other Liabilities

Construction Deposits	<u>45,000.00</u>
Total Other Liabilities	45,000.00

Prepaid Assessments

Prepayments	<u>11,450.83</u>
Total Prepaid Assessments	11,450.83

Total Fund Balance

661,892.81

Total Liabilities & Equity

718,343.64

Community Initiatives

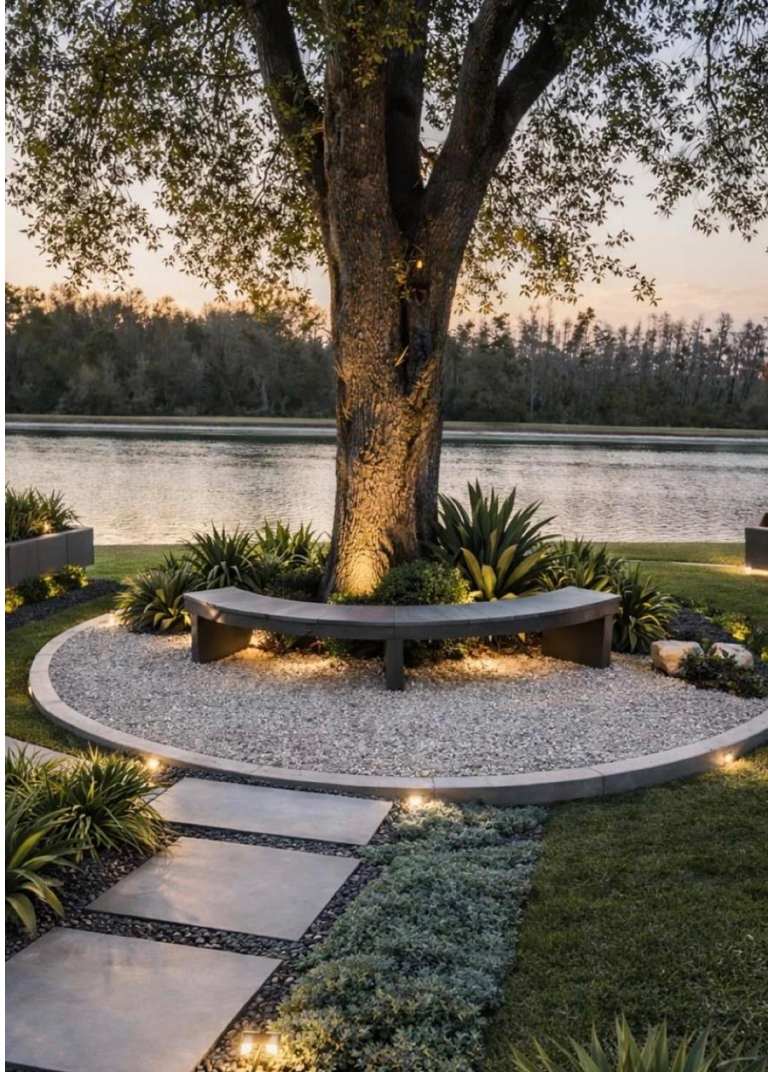


Legacy and Memorial Benches

- New recognition program to honor
 - Founders
 - Members
 - Any other special people
- Each bench and Landscaping to be donated
- POA will maintain the landscaping
- 15 to 20 locations that are in wonderful spots – Most are Water or Fountain views
- Location choice is “first come”
- Signage to Identify, commemorate our Honorees and gracious donors



Legacy and Memorial Benches



Community Lighting

- Many people have commented on how Dark it is in Lakecliff at night (Good and Bad)
- As we focus on Member Safety, we are going to be testing some Solar Dark Sky Compliant lights
- We will purchase 1 and install to test out the concept and impact
- It is our intent to test these lights at one Monument (Location TBD)
- More to come



2. Solar Pathway Lights

Nova™

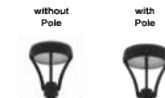
Our Solar Post-Top's sleek design is the perfect solution for Urban lighting. It meets a wide range of application needs from pathways, parks to compounds and so on as well as blends harmoniously into a wide variety of architectural contexts.

- Integrated Design: Our LED Solar Pedestrian Light boasts an all-in-one construction, with the solar panel and battery seamlessly incorporated into the LED fixture.
- Permanent lighting at 30%, increasing to 100% when motion is detected.
- No trenching or cabling work needed.

- Eco-Friendly
- 196 Lumen per watt
- IP65 Rated
- MPPT Controller
- Lithium LifePO4
- 5 Years Limited Warranty
- Grade 'A' Solar Cells
- Motion Sensor
- Dark Sky Compliant



Nova: 14W



Model#	AVS-PL-VASA
SKU#	786710
Power	14W
Lumens	2744lm
Solar Panel	33W
Battery	256Wh
CCT Adjustable	2300-6500K
IP Rating	IP65
Pole Height	- 10 Ft
Weight	- 17.1 Lbs



Easy Installation

No cabling or trenching is required. Easy to install. Insert on pole and switch ON.

Security

Roads

Fences

Irrigation

Aqua Texas – Water and Sewer



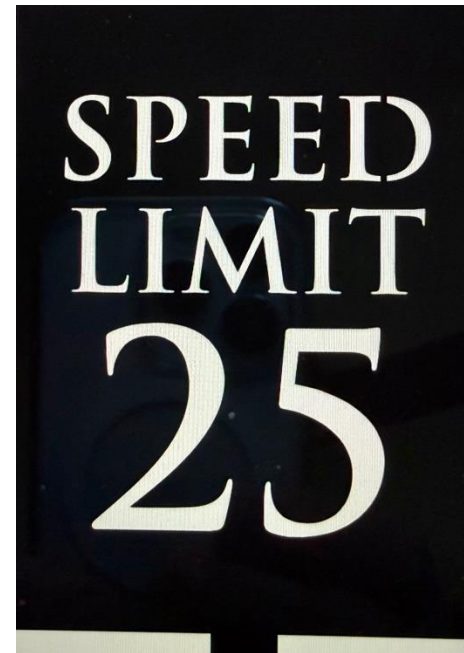
Security and Safety - Update

- Stats for YTD 2026 – Through April 18, 2026
 - 18,137 Transactions processed
 - 13839 Gate Tags read
 - 4,298 Visitor QR codes read
 - 725 – Contractors
 - 1,657– Visitors
 - 1,897- Permanent Visitors
 - 19 – Party
 - LPRs Read – 34,877
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~27,206
 - Adoption of TekControl Visitor Management is up significantly
 - 230 Mobile User
 - 79 Web Access
 - 79 New Registration
 - TekControl Visitor Management LPR Input adoption is still low – We encourage all Residents, Golf and Tennis Members to register their Cars in the system
 - No Reported Incidents



Security and Safety - Update

- At the POA Annual Meeting, there was significant discussion around Speeding
- The POA Listened and evaluated multiple options
 - Flashing Speed Limit Signs
 - Portable Speed Readers
 - Speed Bumps
 - Adding fixed Speeding Limit Signs
- The POA determined the best path was to start with fixed Speeding Limit Signs to see if we could address the issue
- Also, we increased communication to the POA, Golf and Tennis club Members about Speeding
- Initial feedback has been positive
- The POA will continue to listen and monitor Speed in the Community to ensure safety



Roads - Update

- 2/16/26: Lakecliff POA Hired HVJ Engineering to assess our roads which included onsite inspection and testing.
 - HVJ (not a contractor) specializes in asphalt road assessments for communities and counties throughout the state of Texas.
 - The criteria given was to determine best option to extend life, improve road integrity, and consistent cosmetic look throughout.
 - Entire road & parking lots were inspected and broken down into segments.
 - Data collected was broken down into multiple segments, each with a Pavement Condition Index (PCI).
 - Repair and maintenance recommendations were generated based on our initial criteria.
- 4/14/26: Meeting w/lead engineer from HVJ to review their initial findings that offered multiple repair options and costs associated
 - Narrowed down to 2 complimentary solutions including a Hybrid "rip & replace of block cracking and then apply a 3/4" Thin Overlay Mix (TOM) across the entire community.
 - This approach will get the base to a consistent level of quality and give a strong foundation for the TOM application.
 - Applying the TOM to a deteriorating base will not last as long due to the underpinning deteriorating.
 - Once the TOM is applied, it will provide a smooth ride quality and consistent look across the entire community with a life span of at least 5 to 12 years to the roads. Heavy truck traffic reduces longevity which Lakecliff has very little compared to commercial roads.
- Next Steps: HVJ & Lakecliff POA will define additional scope of work, if approved...
 - HVJ will come back on site to determine where the block cracking needs to be replaced prior to TOM application.
 - HVJ will provide a full spec RFP like document & recommended TXDOT suppliers to bid the work.
 - Final timelines will be communicated once the work has been scheduled.
 - HVJ agreed to provide a Workshop Session with the Community Membership to answer any questions.

Roads

- Findings
 - Roads were overall in "Excellent Condition"
 - Areas of Distress were
 - Longitudinal and Transverse (LT) Cracking
 - Minor Block Cracking
 - Weathering and Light Raveling
 - Localized patching from previous repairs

- Minor Block Cracking was identified in isolated areas, indicating early-stage oxidation of the asphalt surface. The cracking remains tight and non-progressive, reflecting a pavement that is still performing well structurally.
- Weathering and Light Raveling were the most common conditions across the roadway network. These distresses are characterized by slight loss of fines and surface oxidation, resulting in a faded appearance but minimal impact on structural integrity.
- Localized Patching was observed in limited areas associated with prior maintenance activities. These patches remain stable and do not currently exhibit signs of distress or failure.

Overall, the distress survey confirms that the pavement network is in near-new condition, with distresses predominantly cosmetic in nature. The absence of significant structural deterioration indicates that the pavement is performing as intended and does not require rehabilitation or strengthening. Instead, the observed conditions highlight the need for preventive maintenance focused on surface preservation and aesthetics. Timely application of treatments such as microsurfacing will restore surface uniformity, enhance appearance, seal minor cracks, and protect the pavement from further oxidation, thereby extending service life while maintaining the high-quality standards expected within the community.

Figure 3 illustrates representative examples of these distresses observed in the field. More photos are shown in Appendix C.



Figure 3. Common Distresses: (a) Longitudinal and Transverse (LT). (b) Block Cracking. (c) Weathering and Light Raveling. (d) Localized Patching.

Roads

5 MAINTENANCE AND REHABILITATION (M&R) PLAN

5.1 M&R Cost Analysis

Unit costs for the evaluated maintenance and rehabilitation (M&R) alternatives were developed based on TxDOT bid tab data and converted to a consistent square yard basis, as summarized in **Table 4**. The table includes brief descriptions of each treatment along with the associated construction assumptions, such as thickness, application rates, and material types.

Seal coat costs were developed by combining asphalt binder and aggregate components based on typical application rates, including 0.30 gallons per square yard for asphalt binder and 20 pounds per square yard for aggregate. For hot mix asphalt (HMA) treatments, including Thin Overlay Mix (TOM) and dense-graded overlays, unit costs were converted from ton-based values using thickness and density assumptions. TOM was evaluated at both 0.75-inch and 1.25-inch thicknesses to assess the impact of increased durability and service life, while a thickness of 2.5 inches was assumed for the structural overlay. An asphalt mixture density of approximately 145 pounds per cubic foot was used for these conversions. Microsurfacing and full-depth patching costs were used directly on a square yard basis, consistent with TxDOT bid practices.

Total construction costs were developed by applying the unit costs presented in **Table 4** to the total project area of approximately 65,663 square yards, which includes both roadway and parking areas, as summarized in **Table 5**. Seal coat represents the lowest-cost alternative, while TOM provides a cost-effective option with improved ride quality and surface appearance. Microsurfacing and structural overlay represent higher-cost alternatives, with the overlay providing additional structural capacity that is not required under current conditions.

Full-depth patching (Item 351) is intended only for localized repairs and is therefore assumed to be applied to approximately 5 percent of the total network area, rather than the entire project. This assumption is reflected in **Table 5** and results in a more realistic estimate of repair costs compared to full-network application.

Table 4. M&R Unit Cost Summary.

TxDOT Item	Treatment	Description / Comments	Min (\$/SY)	Avg (\$/SY)	Max (\$/SY)
Item 316-7012 & 316-7224	Seal Coat	CRS-2P binder @ 0.30 gal/SY + GR-4 aggregate @ 20 lb/SY	4.33	7.46	10.27
Item 347-7002	TOM (0.75")	Thin overlay mix (PG76-22), 0.75-inch surface treatment	3.71	4.98	6.34
Item 347-7002	TOM (1.25")	Thin overlay mix (PG76-22), increased thickness for durability	6.19	8.30	10.56
Item 341-7022	2.5" Overlay	Dense-graded HMA TY-C PG70-22 @ 145 pcf	10.61	15.39	18.50
Item 350-7001	Microsurfacing	Polymer-modified microsurfacing (CSS-1P)	20.47	21.33	26.08
Item 351-7011	Full Depth Patching	12-inch pavement repair for localized failures	71.00	98.68	125.98

Table 5. Total M&R Costs.

TxDOT Item	Treatment	Description / Comments	Min Total (\$)	Avg Total (\$)	Max Total (\$)
Item 316	Seal Coat	Network-wide surface sealing treatment	284,300	489,800	674,300
Item 347-7002	TOM (0.75")	Thin surface overlay for ride and appearance	243,600	327,000	416,300
Item 347-7002	TOM (1.25")	Thicker TOM for improved performance and longevity	406,000	545,000	693,000
Item 341-7022	2.5" Overlay	Structural overlay (not required for current condition)	696,700	1,011,000	1,215,800
Item 350-7001	Microsurfacing	Preventive maintenance with improved aesthetics	1,344,100	1,400,600	1,712,500
Item 351-7011	Full Depth Patching (5%)	Localized repairs only (≈5% of network area)	233,100	324,000	413,600

5.2 Comparison of M&R Alternatives

A comparison of the evaluated maintenance and rehabilitation (M&R) alternatives is presented in Table 5 and discussed below. The comparison considers expected service life, unit cost, total network cost (based on approximately 65,663 SY), performance benefits, and suitability for the current pavement condition.

Seal Coat (Items 316-7012 & 316-7224)

Seal coat is the lowest-cost alternative (approximately \$490,000 average for the network) and provides effective sealing against moisture intrusion and oxidation. It typically has a service life of approximately 5 to 7 years. However, it produces a relatively coarse surface texture and may not meet the aesthetic expectations of a high-end residential community. It also provides minimal improvement in ride quality.

Thin Overlay Mix (TOM-C) (Item 347-7002)

TOM provides a thin asphalt wearing surface that significantly improves appearance and ride quality at a relatively low cost. The 0.75-inch TOM option has an average cost of approximately \$327,000, while the 1.25-inch TOM option increases the average cost to approximately \$545,000. The expected service life ranges from approximately 10 to 12 years. TOM delivers a “new pavement” appearance and improved smoothness. Although it provides some structural benefit, this is not required given the current pavement condition.

Microsurfacing (Item 350-7001)

Microsurfacing is a preventive maintenance treatment well suited for pavements in excellent condition. With an average cost of approximately \$1.40 million, it is more expensive than seal coat and TOM but provides a uniform surface, improved aesthetics, and effective sealing of minor distresses. The expected service life ranges from approximately 6 to 10 years. It does not add structural capacity but aligns well with the needs of the existing pavement.

Roads - Next Steps

- Discuss best option
- POA Board to Vote
- Post Vote
 - Set-up POA Q&A sessions with Consultant
 - POA Board to RFP to 2 to 3 Vendors
 - Choose Vendor
 - Finalize Contract
- Begin work – Early 2027

2.5-inch Structural Overlay (Item 341-7022)

The structural overlay provides significant structural capacity and improved ride quality, with an average cost of approximately \$1.01 million. The expected service life ranges from approximately 10 to 15 years. However, given the current pavement condition (PCI ≈ 97), this option represents an overdesign, as additional structural capacity is not required.

Full Depth Patching (Item 351-7011)

Full depth patching is intended for localized repairs only and is not considered a network-level treatment. The expected service life ranges from approximately 8 to 10 years for repaired areas. As reflected in Table 5, costs were calculated assuming application to approximately 5 percent of the total network area, resulting in an average cost of approximately \$324,000. This treatment should be performed as needed prior to applying any surface treatment.

Table 6. Summary Comparison.

Treatment	Service Life (Years)	Avg Unit Cost (\$/SY)	Avg Total Cost (\$)	Key Benefit	Limitation
Seal Coat	5 – 7	7.46	489,800	Lowest cost, sealing	Poor aesthetics, rough texture
TOM (0.75")	10 – 12	4.98	327,000	Smooth ride, low cost	Thinner, less durable
TOM (1.25")	10 – 12	8.30	545,000	Better durability + appearance	Slightly higher cost
Microsurfacing	6 – 10	21.33	1,400,600	Best aesthetics, uniform surface	High cost
2.5" Overlay	10 – 15	15.39	1,011,000	Structural capacity	Overdesign
Patching (5%)	8 – 10	98.68	324,000	Fix localized failures	Not network solution

5.3 PCI and Treatment Considerations

It is important to note that the PCI, as determined in accordance with ASTM D6433, is primarily intended to evaluate the structural and functional condition of pavement systems based on distress type, severity, and extent. While the PCI provides a reliable measure of pavement performance and remaining serviceability, it does not fully capture cosmetic or aesthetic considerations, such as surface color uniformity, minor oxidation, or overall visual appearance.

In the case of the Lakecliff Golf Community, the pavement network exhibits an excellent PCI (≈97), indicating that the roadway system is performing well from a structural standpoint and does not require rehabilitation. However, given the high-end residential nature of the community and the importance placed on visual quality and surface appearance, aesthetic considerations play a significant role in the selection of maintenance strategies.

Therefore, while the PCI results support a minimal maintenance approach from an engineering perspective, the recommended treatments also consider the client's preference for cosmetic enhancement, leading to the evaluation of surface treatments such as microsurfacing or thin overlay options to improve appearance while preserving the existing pavement condition.



Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- Will continue to ensure Fences look good by doing spot repair or replacement
- All fence line will be reviewed ongoing to address any major issues as they arise



Irrigation

- In 2026, we will continue monitoring all shut-off valves
- We anticipate ongoing issues and costs due to aging infrastructure
- Water Loss continues to be an issue
- We encourage all homeowner to have your systems checked to minimize water loss

Water Conservation - Reminder

LCRA Notice

Lakecliff is under Stage 1 Operations. You and other domestic use, temporary, and landscape irrigation and recreational use water customers should follow the maximum **Twice-per-week** watering schedule:

- Wednesdays and Saturdays for addresses ending in odd numbers
- Thursdays and Sundays for addresses ending in even numbers
- Tuesdays and Fridays for POA
- Hours: Midnight to 10 a.m. and 7 p.m. to midnight.”
- It is Highly Encouraged that there is no irrigation watering from November to February
- The POA anticipates LCRA will move to Stage 2 in May 2026 which will move Lakecliff to **Once-per-week** watering
- POA Members should prepare accordingly for this change
- **All POA Members on POA Water, Straws or Wells will be required to follow the LCRA Operations Mandate**
- The POA Board has posted on our website Lakecliff.com the Aqua and Lakecliff Drought Contingency Plans and the Water Conservation Plan

Water Conservation Discussion with Guest

Shannon Hamilton - Executive Director
CTWC



Committee Updates

Community Engagement
Architectural Control



Community Engagement Committee



Community Engagement Committee

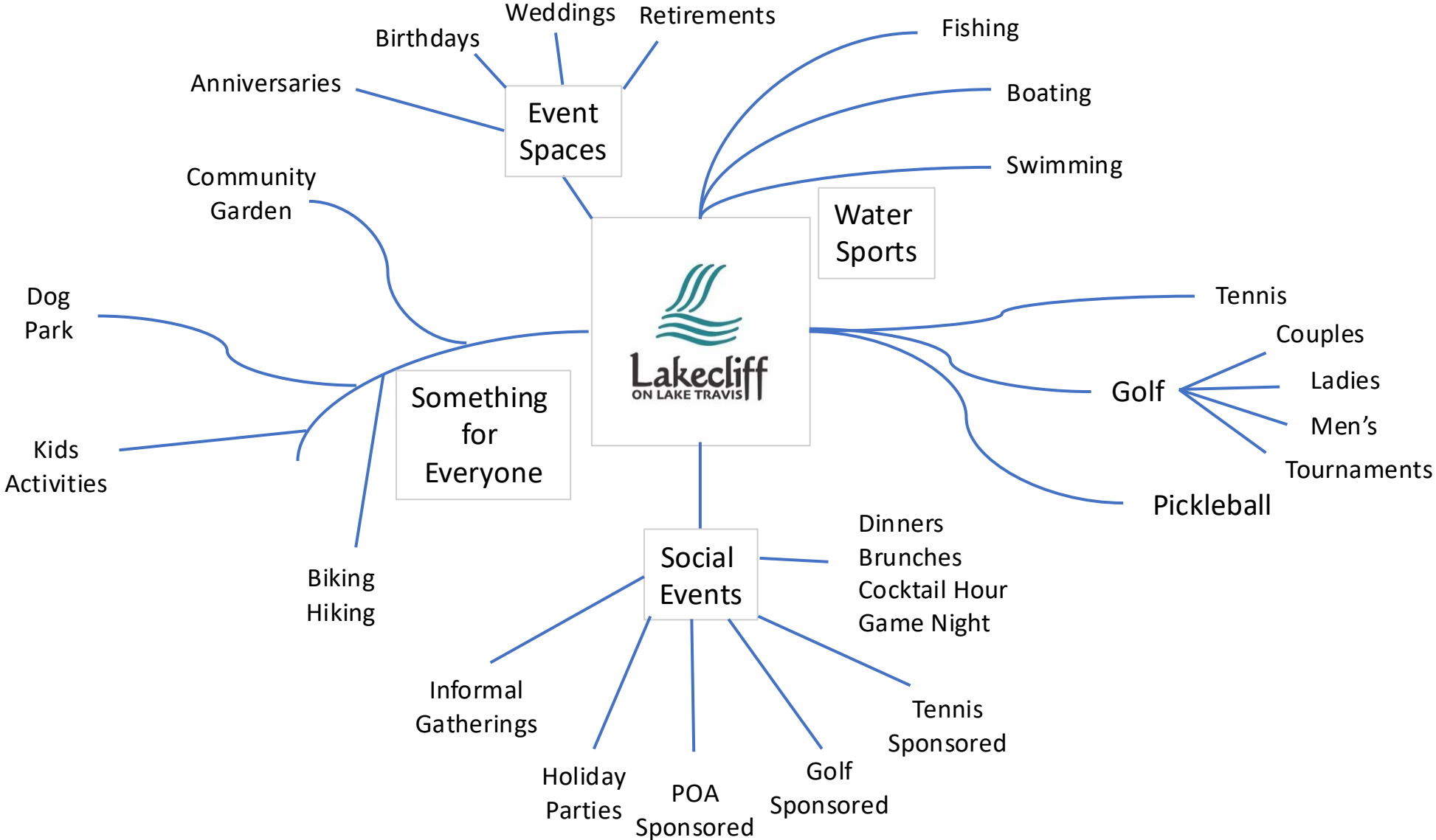
The Mission of the Committee

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

- “One Lakecliff” Campaign Underway
 - Lakecliff History – Coming Soon.... NEVER FORGET from what we came from...and how hard but beautiful that journey was...and is. THIS PLACE IS SPECIAL!!!
- Website redesign in flight
- Updated Member Directory....Coming Soon
- Updated Welcome Packet....Coming Soon
- Excitement for the Legacy and Memorial Benches
- Forming Amenities Committee – **“Lakecliff Life” – The Remake**
 - Dog Park?
 - Entrance changed/upgraded (Adding some Landscaping)
 - Testing a few lights added around the neighborhood and POA Park (low lights)
 - Possibly a “fishing area” established (we don’t care if anyone fishes in our ponds)



Lakecliff Life – A World Class Experience



Architectural Control Committee



ACC

The Mission of the Committee

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

New Building/Exterior Renovation Activity

Building Activity

- 2 homes under construction
- 1 home in the planning stage
- No real interest in new construction is being reported to the ACC

General Comments

- Neighborhood day to day Compliance Oversight is being shifted to the POA Board
- Construction Compliance Oversight is staying with the ACC
- POA Board has requested the ACC consider and develop more Water Conservation Landscaping options for Lakecliff. The POA Members need to understand the options in building and maintaining their landscaping – more Drought tolerant.

Homeowner's Forum



Adjourn



Lakecliff
ON LAKE TRAVIS



Lakecliff
ON LAKE TRAVIS