



Lakecliff
ON LAKE TRAVIS

Lakecliff on Lake Travis

POA Board Quarterly Meeting

July 16, 2022

Agenda

- Call to Order – Dan Wittner
- Certification of Quorum – Dan Wittner
- Review/Approval of April 2022 Board Minutes – Dan Wittner
- Review/Approval of Financial Statements – Kent Graham
- 5 Year Financial and Operating Plan Preparation Discussion – Kent Graham
 - Structure/Framework
 - Expectations once Complete
- Roads Update – Scott Walther
- Irrigation Update – Dan Wittner
- Drought Contingency Plans – Dan Wittner
- New Committee Announcements and Updates
 - Community Engagement – Laurie Chapman
 - Cottages – Pat Trojanowski
 - ACC – Steve James
- Homeowner Forum
- Adjourn

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



Lakecliff
ON LAKE TRAVIS

Roads Update



Roads

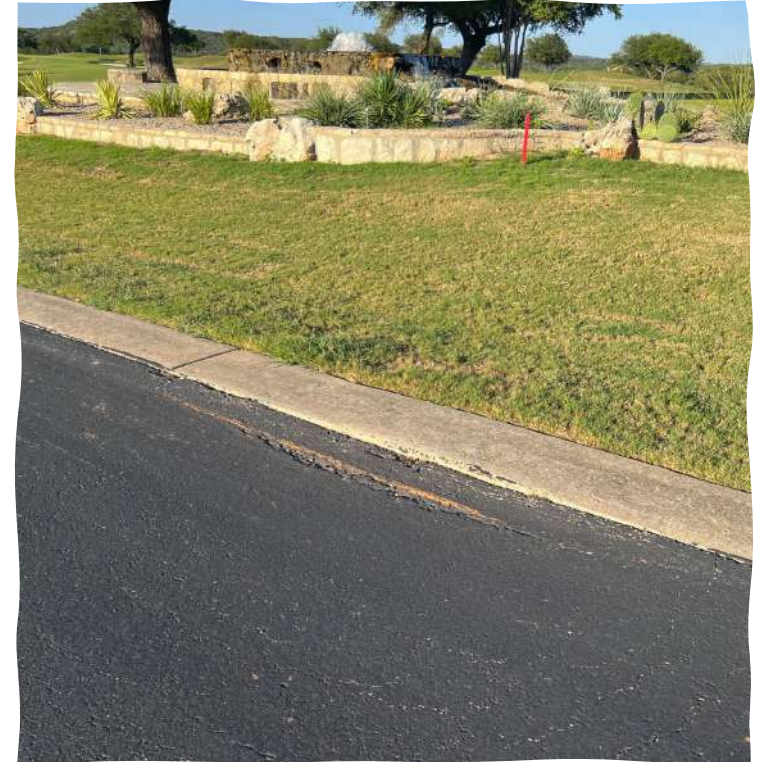
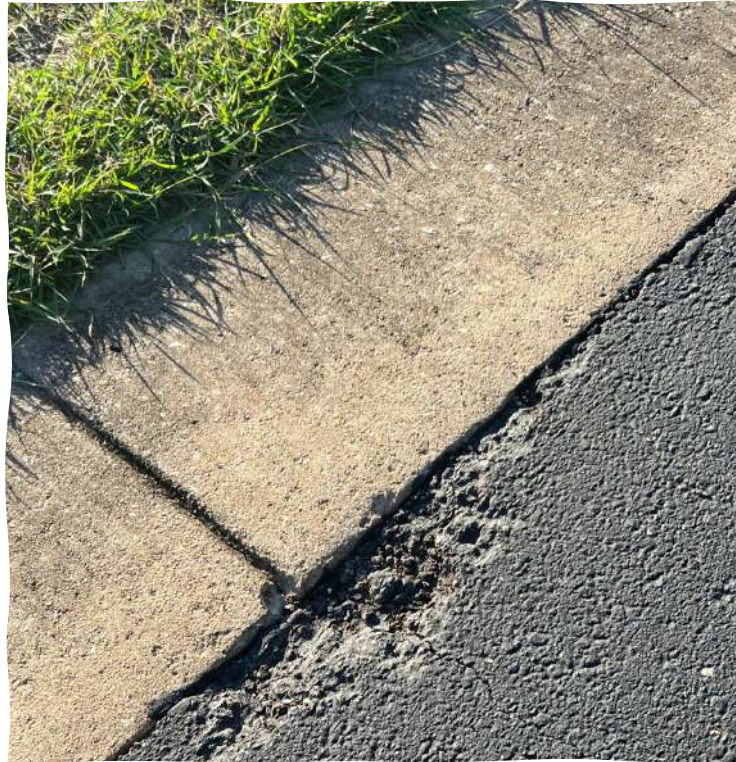
- POA Board met with Loan Star Paving in Late June 2022 – Jim Ramming
- Examined all roads
- Determined Base is Good
- Board determined that we need to begin an ongoing cycle of repair and sealing of roads every year
- Recommendation is to begin with sections that are in need of repair the most
- At this time, we have ~\$166,000 in reserves for road work
- Anticipated costs are annually will be between \$20,000 and ~\$100,000
- Additional reserves are scheduled to be applied in 2022 and every year after that
- Future plan is to set up a rotating yearly repair plan that in a 5 – 6 year period all roads in the neighborhood will have repairs/seal coat work completed.

Roads

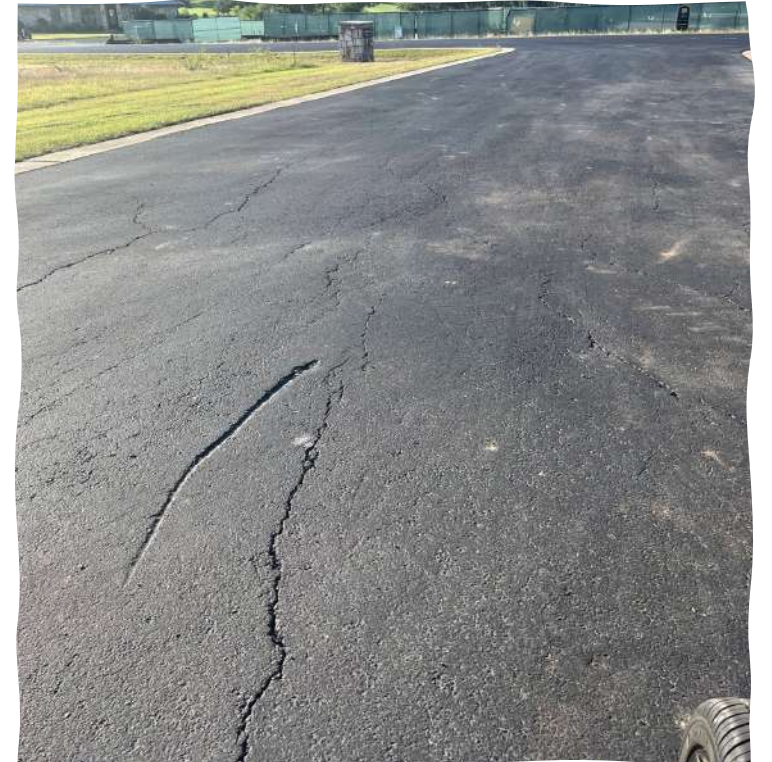
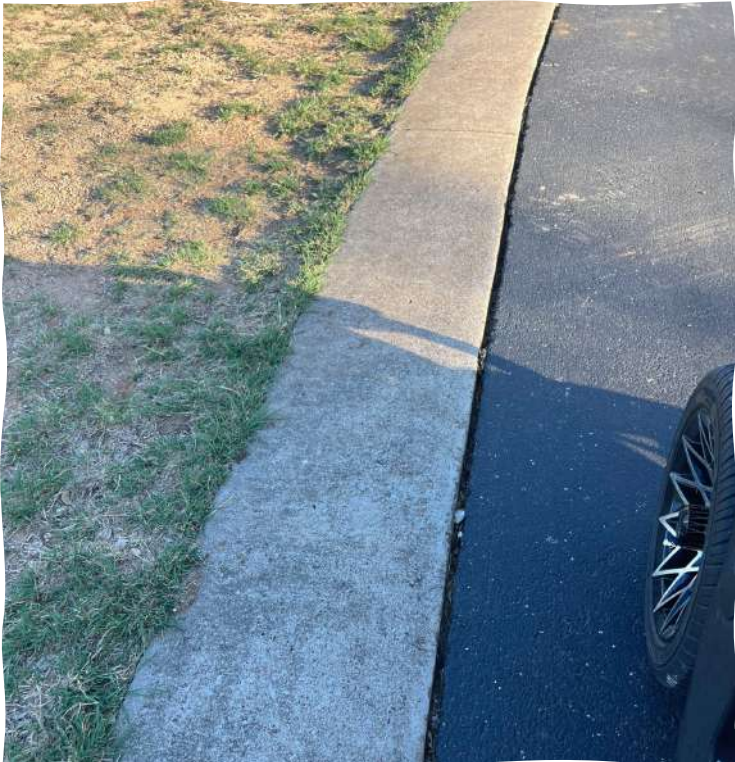
Main Priorities in the near term

- Repair sunken area at Cliff Crossing and Cliff Overlook Intersection
- Repair severe cracking on Kahala Sunset Ct across from parking lot - this area is mainly due to the ribbon curb being higher than the asphalt not allowing proper water drainage.
- Repair entry gate area as needed from new gate sensor installation
- Apply new Seal Coat from Lakecliff Entrance along Gallery Dr to Golf Club house
- Stableford Ct is an example of where we understand there is significant cracking and repairs needed but will wait until construction is more complete.
- Continue to monitor roads for improper drainage to repair before it causes larger issues.
- Monitor gaps between asphalt and ribbon curb and repair as needed.
- Small chipping repairs would be done when that section of road is going to be resealed.

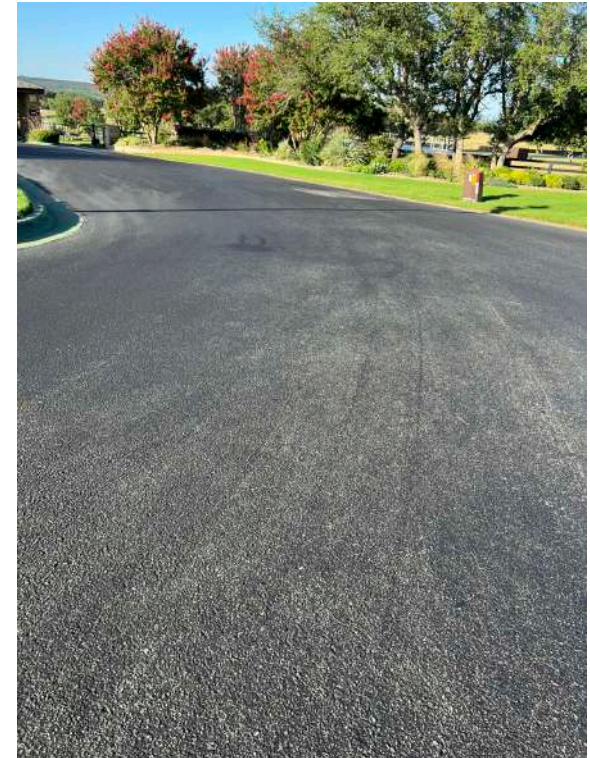
Road Priorities



Road Priorities



Road Priorities



Road Priorities



Financials



Q2 Financials

June 2022

Lakecliff on Lake Travis POA		
Balance Sheet		
As of 6/30/2022		
Assets		
<u>Cash</u>		
Checking - Western Alliance		138,286.26
Money Market Account - Western Alliance		34,680.55
Money Market Account - United Heritage		183,490.61
Money Market Account - Arrowhead Bank		40,000.00
Total Assets		396,457.42
Liabilities & Equity		
<u>Prepayments</u>		
Prepaid Assessments		1,257.42
Total Liabilities		1,257.42
Equity		
Beginning Fund Balance 1/1/2022		249,976.30
Fund Change		145,223.70
Ending Fund Balance		395,200.00
Total Liabilities & Equity		396,457.42
Allocation of Ending Fund Balance		
Operating Fund Reserve		128,984.17
Non-Operating Fund Reserve		266,215.83
Total Fund Balance		395,200.00

Q2 Financials

June 2022

Lakecliff on Lake Travis POA						
Income Statement - Consolidated						
Period 1/1/2022 To 6/30/2022						
	Year to Date					
	Actual	Budget	\$ Var Over (Under) Budget	Annual Budget	Budget Remaining	Projected 2022
Income						
Assessments - Annual POA	202,245.53	202,980.00	(734.47)	202,980.00	734.47	202,980.00
Cottage Landscape Maintenance Allocation	19,825.29	30,124.00	(10,298.71)	30,124.00	10,298.71	30,124.00
Cottage Landscape Seasonal Allocation	30,630.02	2,000.00	28,630.02	4,000.00	(26,630.02)	30,630.02
Lot Mowing Fee Allocation	8,894.30	8,200.00	694.30	16,400.00	7,505.70	16,400.00
Arch Review Fee	27,500.00	18,750.00	8,750.00	37,500.00	10,000.00	32,500.00
Firewise Expense Allocation	-	5,000.00	-	5,000.00	5,000.00	-
New Construction Mgmt Fee	28,000.00	52,500.00	(24,500.00)	105,000.00	77,000.00	60,000.00
Gate Access Fee	4,000.00	-	4,000.00	-	(4,000.00)	-
Interest Income	50.49	1,200.00	(1,149.51)	2,400.00	2,349.51	200.00
Key/Remote Fee	175.00	3,000.00	(2,825.00)	3,000.00	2,825.00	3,000.00
Late Fee	37.86	390.00	(352.14)	780.00	742.14	780.00
AR Fee Income	525.00	90.00	435.00	175.00	(350.00)	175.00
NSF Fees	25.00	-	25.00	-	(25.00)	-
Irrigation System Revenue	20,851.82	16,526.00	4,325.82	53,031.00	32,179.18	53,031.00
Sprinklers Repair Revenue - Cottages	599.85	1,000.00	(400.15)	1,000.00	400.15	1,000.00
Irrigation System - Set up fees	12,500.00	18,750.00	(6,250.00)	37,500.00	25,000.00	25,000.00
Other Income	2,054.87	-	2,054.87	-	(2,054.87)	2,054.87
Total Income	357,915.03	360,510.00	2,405.03	498,890.00	140,974.97	457,874.89

Q2 Financials

June 2022

Expense						
Administrative Expenses						
Accounting	475.00	500.00	(25.00)	500.00	25.00	500.00
Bank Charges - Return Pymt	20.00	-	20.00	-	(20.00)	-
Copies	707.90	645.00	62.90	945.00	237.10	945.00
Admin-AR Fees	2,832.00	200.00	2,632.00	400.00	(2,432.00)	400.00
Legal Expense	19,262.87	10,000.00	9,262.87	15,000.00	(4,262.87)	25,000.00
Management Fees	6,856.50	6,856.50	-	13,713.00	6,856.50	13,713.00
Meeting Expense	1,065.00	525.00	540.00	875.00	(190.00)	875.00
Development Services	39,300.00	36,275.00	3,025.00	72,550.00	33,250.00	72,550.00
Postage/Delivery	362.17	215.00	147.17	355.00	(7.17)	355.00
Social Events	2,176.97	-	2,176.97	2,500.00	323.03	2,500.00
Website Maint	600.00	900.00	(300.00)	2,340.00	1,740.00	2,340.00
Website Hosting	159.90	156.00	3.90	312.00	152.10	312.00
Ins-D & O	-	-	-	1,900.00	1,900.00	1,900.00
Ins-F&EC or Package	3,287.00	-	3,287.00	-	(3,287.00)	3,287.00
Ins-Liability	774.25	3,020.00	(2,245.75)	3,020.00	2,245.75	3,020.00
Taxes-Property	-	650.00	(650.00)	650.00	650.00	650.00
Total Administrative Expenses	77,879.56	59,942.50	17,937.06	115,060.00	37,180.44	128,347.00
Irrigation						
Meter Reading	2,903.31	2,418.00	485.31	4,836.00	1,932.69	4,836.00
Raw Water	17,163.60	19,092.00	(1,928.40)	60,227.00	43,063.40	60,227.00
Raw Water - Res. Water Facility	4,800.00	4,800.00	-	9,600.00	4,800.00	9,600.00
Repairs - POA Irrigation	3,986.82	2,500.00	1,486.82	5,000.00	1,013.18	5,000.00
New Meters	2,086.41	1,000.00	1,086.41	1,500.00	(586.41)	2,200.00
Total Irrigation	30,940.14	29,810.00	1,130.14	81,163.00	50,222.86	81,863.00
Landscape						
Landscape-Common Area Seasonal	9,234.19	6,000.00	3,234.19	10,000.00	765.81	10,000.00
Landscape-Lot Mowing	-	7,200.00	(7,200.00)	14,400.00	14,400.00	14,400.00
Landscape-Common Area Recurring	37,177.79	24,714.00	12,463.79	49,428.00	12,250.21	49,428.00
Landscape-Cottage Recurring	22,137.87	15,060.00	7,077.87	30,120.00	7,982.13	30,120.00
Landscape-Cottage Seasonal	2,769.38	2,000.00	769.38	4,000.00	1,230.62	4,000.00
Landscape-Supplies	1,124.20	1,400.00	(275.80)	2,800.00	1,675.80	2,800.00
Landscape-Repair	250.00	-	250.00	-	(250.00)	-
Landscape-Sprinklers	645.00	750.00	(105.00)	1,500.00	855.00	1,500.00
Landscape-Cottage Sprinkler Repairs	738.55	500.00	238.55	1,000.00	261.45	1,000.00
Firewise Expense	-	5,000.00	(5,000.00)	5,000.00	5,000.00	-
Total Landscape	74,076.98	62,624.00	11,452.98	118,248.00	44,171.02	113,248.00

Q2 Financials

June 2022

Property Expenses						
Access Ctrl-Maint	1,224.90	1,500.00	(275.10)	3,000.00	1,775.10	-
Entry Gate Maintenance	5,552.50	500.00	5,052.50	1,000.00	(4,552.50)	10,500.00
Fence Maint/Repair	14,946.00	-	14,946.00	-	(14,946.00)	14,946.00
Mailbox/Guard House Maint/Repair	1,137.50	1,000.00	137.50	1,000.00	(137.50)	1,137.50
Landscape Lights	-	200.00	(200.00)	200.00	200.00	200.00
Maint/Repair	4,887.35	1,110.00	3,777.35	2,220.00	(2,667.35)	2,220.00
Security/Monitoring	-	19,998.00	(19,998.00)	39,996.00	39,996.00	13,170.00
Security Personnel	-	19,998.00	(19,998.00)	39,996.00	39,996.00	13,601.00
Signage Install/Maint	-	3,500.00	(3,500.00)	3,500.00	3,500.00	3,500.00
Street Light Maint/Repair	-	200.00	(200.00)	200.00	200.00	200.00
Water Feature Maint	325.00	60.00	265.00	180.00	(145.00)	180.00
Total Property Expenses	28,073.25	48,066.00	(19,992.75)	91,292.00	63,218.75	59,654.50
Utility Expenses						
Electric	1,052.91	1,260.00	(207.09)	2,520.00	1,467.09	2,520.00
Tel/Cell/Pager	668.49	660.00	8.49	1,320.00	651.51	1,320.00
Total Utility Expenses	1,721.40	1,920.00	(198.60)	3,840.00	2,118.60	3,840.00
Total Operating Expense	212,691.33	202,362.50	10,328.83	409,603.00	196,911.67	386,952.50
Operating Income (Loss)	145,223.70	158,147.50	(7,923.80)	89,287.00	(55,936.70)	70,922.39
Non-Operating Expenses						111,980.00
Fund Change - Cash Increase (Decrease)	145,223.70	158,147.50	(7,923.80)	89,287.00	(55,936.70)	(41,057.61)
					POA	(83,809.63)
					Irrigation	(3,832.00)
					Development	19,950.00
					Cottages	26,634.02
					Consolidated	(41,057.61)

Q2 Financials

June 2022

Lakecliff on Lake Travis POA						
Income Statement - POA						
Period 1/1/2022 To 6/30/2022						
	Year to Date					
	Actual	Budget	\$ Var Over (Under) Budget	Annual Budget	Budget Remaining	Projected 2022
Income						
Assessments - Annual POA	202,245.53	202,980.00	(734.47)	202,980.00	734.47	202,980.00
Lot Mowing Fee Allocation	8,894.30	8,200.00	694.30	16,400.00	7,505.70	16,400.00
Interest Income	50.49	1,200.00	(1,149.51)	2,400.00	2,349.51	200.00
Key/Remote Fee	175.00	3,000.00	(2,825.00)	3,000.00	2,825.00	3,000.00
Late Fee	37.86	390.00	(352.14)	780.00	742.14	780.00
AR Fee Income	525.00	90.00	435.00	175.00	(350.00)	175.00
NSF Fees	25.00	-	25.00	-	(25.00)	-
Other Income	2,054.87	-	2,054.87	-	(2,054.87)	2,054.87
Total Income	214,008.05	215,860.00	(1,851.95)	225,735.00	11,726.95	225,589.87
Expense						
Administrative Expenses						
Accounting	475.00	500.00	(25.00)	500.00	25.00	500.00
Bank Charges - Return Pymt	20.00	-	20.00	-	(20.00)	-
Copies	707.90	595.00	112.90	945.00	237.10	945.00
Admin-AR Fees	2,832.00	175.00	2,657.00	400.00	(2,432.00)	400.00
Legal Expense	19,262.87	5,000.00	14,262.87	15,000.00	(4,262.87)	25,000.00
Management Fees	6,856.50	5,715.00	1,141.50	13,713.00	6,856.50	13,713.00
Meeting Expense	1,065.00	350.00	715.00	875.00	(190.00)	875.00
Postage/Delivery	362.17	192.00	170.17	355.00	(7.17)	355.00
Social Events	2,176.97	-	2,176.97	2,500.00	323.03	2,500.00
Website Maint	600.00	750.00	(150.00)	2,340.00	1,740.00	2,340.00
Website Hosting	159.90	130.00	29.90	312.00	152.10	312.00
Ins-D & O	-	-	-	1,900.00	1,900.00	1,900.00
Ins-F&EC or Package	3,287.00	-	3,287.00	-	(3,287.00)	3,287.00
Ins-Liability	774.25	3,020.00	(2,245.75)	3,020.00	2,245.75	3,020.00
Taxes-Property	-	650.00	(650.00)	650.00	650.00	650.00
Total Administrative Expenses	38,579.56	17,077.00	21,502.56	42,510.00	3,930.44	55,797.00



Q2 Financials

June 2022

Landscape						
Landscape-Common Area Seasonal	9,234.19	4,000.00	5,234.19	10,000.00	765.81	10,000.00
Landscape-Lot Mowing	-	-	-	14,400.00	14,400.00	14,400.00
Landscape-Common Area Recurring	37,177.79	20,595.00	16,582.79	49,428.00	12,250.21	49,428.00
Landscape-Supplies	1,124.20	1,400.00	(275.80)	2,800.00	1,675.80	2,800.00
Landscape-Repair	250.00	-	250.00	-	(250.00)	-
Landscape-Sprinklers	645.00	625.00	20.00	1,500.00	855.00	1,500.00
Total Landscape	48,431.18	26,620.00	21,811.18	78,128.00	29,696.82	78,128.00
Property Expenses						
Access Ctrl-Maint	1,224.90	1,500.00	(275.10)	3,000.00	1,775.10	-
Entry Gate Maintenance	5,552.50	500.00	5,052.50	1,000.00	(4,552.50)	10,500.00
Fence Maint/Repair	14,946.00	-	14,946.00	-	(14,946.00)	14,946.00
Mailbox/Guard House Maint/Repair	1,137.50	1,000.00	137.50	1,000.00	(137.50)	1,137.50
Landscape Lights	-	200.00	(200.00)	200.00	200.00	200.00
Maint/Repair	4,887.35	1,110.00	3,777.35	2,220.00	(2,667.35)	2,220.00
Security/Monitoring	-	19,998.00	(19,998.00)	39,996.00	39,996.00	13,170.00
Security Personnel	-	19,998.00	(19,998.00)	39,996.00	39,996.00	13,601.00
Signage Install/Maint	-	3,500.00	(3,500.00)	3,500.00	3,500.00	3,500.00
Street Light Maint/Repair	-	200.00	(200.00)	200.00	200.00	200.00
Water Feature Maint	325.00	60.00	265.00	180.00	(145.00)	180.00
Total Property Expenses	28,073.25	48,066.00	(19,992.75)	91,292.00	63,218.75	59,654.50
Utility Expenses						
Electric	1,052.91	1,260.00	(207.09)	2,520.00	1,467.09	2,520.00
Tel/Cell/Pager	668.49	660.00	8.49	1,320.00	651.51	1,320.00
Total Utility Expenses	1,721.40	1,920.00	(198.60)	3,840.00	2,118.60	3,840.00
Total Operating Expense	116,805.39	93,683.00	23,122.39	215,770.00	98,964.61	197,419.50
Operating Income (Loss)	97,202.66	122,177.00	(24,974.34)	9,965.00	(87,237.66)	28,170.37
Non-Operating Expenses						111,980.00
Fund Change - Cash Increase (Decrease)	97,202.66	122,177.00	(24,974.34)	9,965.00	(87,237.66)	(83,809.63)

Q2 Financials

June 2022

Lakecliff on Lake Travis POA						
Income Statement - Irrigation						
Period 1/1/2022 To 6/30/2022						
	Year to Date					
	Actual	Budget	\$ Var Over (Under) Budget	Annual Budget	Budget Remaining	Projected 2022
Income						
Irrigation System Revenue	20,851.82	16,526.00	4,325.82	53,031.00	32,179.18	53,031.00
Irrigation System - Set up fees	12,500.00	-	12,500.00	37,500.00	25,000.00	25,000.00
Total Income	33,351.82	16,526.00	16,825.82	90,531.00	57,179.18	78,031.00
Expense						
Irrigation						
Meter Reading	2,903.31	2,418.00	485.31	4,836.00	1,932.69	4,836.00
Raw Water	17,163.60	19,092.00	(1,928.40)	60,227.00	43,063.40	60,227.00
Raw Water - Res. Water Facility	4,800.00	4,800.00	-	9,600.00	4,800.00	9,600.00
Repairs - POA Irrigation	3,986.82	2,500.00	1,486.82	5,000.00	1,013.18	5,000.00
New Meters	2,086.41	1,000.00	1,086.41	1,500.00	(586.41)	2,200.00
Total Irrigation	30,940.14	29,810.00	1,130.14	81,163.00	50,222.86	81,863.00
Total Operating Expense	30,940.14	29,810.00	1,130.14	81,163.00	50,222.86	81,863.00
Fund Change - Cash Increase (Decrease)	2,411.68	(13,284.00)	15,695.68	9,368.00	6,956.32	(3,832.00)

Q2 Financials

June 2022

Lakecliff on Lake Travis POA						
Income Statement - Development						
Period 1/1/2022 To 6/30/2022						
	Year to Date					
	Actual	Budget	\$ Var Over (Under) Budget	Annual Budget	Budget Remaining	Projected 2022
Income						
Arch Review Fee	27,500.00	14,750.00	12,750.00	37,500.00	10,000.00	32,500.00
New Construction Mgmt Fee	28,000.00	30,000.00	(2,000.00)	60,000.00	32,000.00	56,000.00
Gate Access Fee	4,000.00	-	4,000.00	-	(4,000.00)	4,000.00
Total Income	59,500.00	44,750.00	14,750.00	97,500.00	38,000.00	92,500.00
Expense						
Administrative Expenses						
Development Services	39,300.00	36,275.00	3,025.00	72,550.00	33,250.00	72,550.00
Total Operating Expense	39,300.00	36,275.00	3,025.00	72,550.00	33,250.00	72,550.00
Fund Change - Cash Increase (Decrease)	20,200.00	8,475.00	11,725.00	24,950.00	4,750.00	19,950.00

Q2 Financials

June 2022

Lakecliff on Lake Travis POA						
Income Statement - Cottages						
Period 1/1/2022 To 6/30/2022						
	Year to Date					
	Actual	Budget	\$ Var Over (Under) Budget	Annual Budget	Budget Remaining	Projected 2022
Income						
Cottage Landscape Maintenance Allocation	19,825.29	30,124.00	(10,298.71)	30,124.00	10,298.71	30,124.00
Cottage Landscape Seasonal Allocation	30,630.02	2,000.00	28,630.02	4,000.00	(26,630.02)	30,630.02
Sprinklers Repair Revenue - Cottages	599.85	1,000.00	(400.15)	1,000.00	400.15	1,000.00
Total Income	51,055.16	33,124.00	17,931.16	35,124.00	(15,931.16)	61,754.02
Expense						
Landscape						
Landscape-Cottage Recurring	22,137.87	15,060.00	7,077.87	30,120.00	7,982.13	30,120.00
Landscape-Cottage Seasonal	2,769.38	2,000.00	769.38	4,000.00	1,230.62	4,000.00
Landscape-Cottage Sprinkler Repairs	738.55	500.00	238.55	1,000.00	261.45	1,000.00
Total Landscape	25,645.80	17,560.00	8,085.80	35,120.00	9,474.20	35,120.00
Total Operating Expense	25,645.80	17,560.00	8,085.80	35,120.00	9,474.20	35,120.00
Fund Change - Cash Increase (Decrease)	25,409.36	15,564.00	9,845.36	4.00	(25,405.36)	26,634.02

5 Year Financial and Operation Plan Discussion



5 Year Planning Objectives and Expectations

- Develop Strategic 5 Year Vision for Lakecliff – 1st Draft January 2022 completed
- Develop 5 Year Financial and Operating Plan
 - Understand financial requirements to maintain Lakecliff
 - Define ongoing expenses to ensure Lakecliff has Reserves to support them
 - Roads
 - Irrigation
 - Infrastructure
 - Security
 - Landscaping
 - Division Fencing
 - Define Assessment needs to achieve these objectives
 - Present 5 Year Plan and 2023 Operating Budget at October 2022 Board Meeting

Irrigation Update



Lakecliff
ON LAKE TRAVIS



Irrigation

- Drought conditions have caused some significant challenges for irrigation water usage
- LCRA has moved to Stage 1 under the Drought Contingency Plan
- Aqua Texas has moved to Stage 2 in their plan

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 a recent notice 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

Irrigation

POA Requirements to Support our contract with Lakecliff Golf Club and subsequently LCRA (Being Finalized Now)

- Have a clear Water Conservation Plan
 - Educate the community on water conservation
 - Notify the community on Drought Stages
 - Ensure Meters are not losing water
 - Have water rates that encourage water conservation
 - Encourage Xeriscaping through the the ACC and Landscaping Plans
 - Ensure community moves and adheres to new all year-round 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

Irrigation

- Have a Drought Contingency Plan
 - Notify the community on the Drought Stages
 - Notify the community on watering restrictions
 - Enforcement of non-compliance by Management Company
 - Administer Variance requests

Drought Contingency and Water Conservation Plans



Lakecliff
ON LAKE TRAVIS

Committee Updates

Community Engagement

Cottage and Villas

Architectural Control



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

- New Welcome Packet
- New Closing Packet
- New Ways to communicate with residents (Text, Video Messaging, etc...) – Need most Current information on all POA Members
- Install Message Boards at the Mailboxes to post key information on the community
- Add monthly Lakecliff Update - via e-mail and posted at the Message Boards
- Work with POA Board on amenities outlined in the 5 year plan to enhance resident's lives
- Build the Lakecliff Brand every day!

Cottage and Villa Committee



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

- Completion of the landscaping project started in 2021
 - The POA Board agreed to pay each Cottage homeowner \$215 to finish the landscaping to close this matter
- Painting of Cottages – 10 of 14 Cottages needed work
 - 7 Cottage owners have hired a painter and are in stages of completion
 - 3 Cottage owners are in the process of hiring a painter
 - Paint colors have been raised as an issue and need to be resolved

Cottage and Villa Committee

Landscaping and Lawn Maintenance

- Reviewed maintenance and expenses provider
- Worked with provider to create a clear “Job Description” to ensure all Cottage homeowners understood the scope of the agreement
- “Job Description” has been provided to all Cottage homeowners

ROCKSTAR SERVICES LANDSCAPE & MAINTENANCE

LAKECLIFF ON LAKE TRAVIS

ROCKY TRIGLETH

JUNE 1, 2022

ROCKSTAR SERVICES LANDSCAPE & MAINTENANCE WILL PROVIDE EQUIPMENT AND LABOR TO PERFORM THE FOLLOWING LAWN AND LANDSCAPE MAINTENANCE SERVICES FOR 14 COTTAGES AT LAKECLIFF ON LAKE TRAVIS, ACCORDING TO THE SCOPE PROVIDED BELOW.

SCOPE:

--LAWN MAINTENANCE, MOWING, EDGING & BLOWING EVERY WEEK MARCH THRU OCTOBER, AND EVERY OTHER WEEK NOVEMBER THRU FEBRUARY.

--FLOWER BED PRUNING, SPRAYING FOR WEEDS, AND CLEANOUT TWICE A YEAR, ONE TIME IN THE SPRING AND ONE TIME IN THE FALL.

--SPRINKLER AND DRIP IRRIGATION SYSTEM NEEDS FOR WATER FLOW, FILTER CLEANING, SPLIT LINES, ADJUSTING THE SPRAY TIME FOR EACH SEASON, AND REPAIRS FOR LEAKS.

--LAWN FERTILIZATION AND PRE-EMERGENT, TWICE A YEAR.

--BERMS THAT ARE ON COTTAGE OWNERS PROPERTY, ARE INCLUDED IN OUR SERVICES.

--TREES THAT NEED TO BE “CROPPED OR TRIMMED”, ARE NOT INCLUDED IN OUR SERVICES.

--PLANTING OF NEW OR EXISTING PLANTS, IS NOT INCLUDED IN OUR SERVICES.

--ANY FREEZE PROTECTION OR COVERING OF PLANTS IN EXISTING FLOWER BEDS, ARE NOT INCLUDED IN OUR SERVICES.

--ANY OTHER SERVICES PERFORMED, THAT IS NOT LISTED IN THIS SCOPE, SHALL BE DONE ON A “TIME AND MATERIAL COST BASIS”.

--ALSO, IT SHOULD BE UNDERSTOOD, THAT ROCKSTAR SERVICES IS A LANDSCAPE MAINTENANCE PROVIDER, NOT A “PROFESSIONAL LANDSCAPE DESIGN COMPANY”. ANY SPECIALTY NEEDS FOR LANDSCAPE PROBLEMS OR CONDITIONS, SHOULD BE REQUESTED FROM A PROFESSIONAL LANDSCAPE PROVIDER.

THANKS.

Architectural Control Committee



ACC

Construction Activity

- Approved/In Process Today—15 Homes/Villas with 2 to be completed by end of the year
- Additional Homes to Start by Year end —4 Homes
- Building activity slowing due to economic pressures affecting Spec builders
- Spec builders will proceed but in a more measured manner to ensure their product does not sit
- Building activity among personal builds is steady

ACC

Changes to Our Environment

- ACC must focus on site location, setbacks, architectural diversity since homes are closer together with less of an “Open feel”
- Landscaping and irrigation are now presenting a challenge as irrigation mandates have been made
- ACC will need to work with home builders on more Xeriscaping and drought resistant grass and plants
- Community Communication is much more important than ever and the ACC will work closely with the Community Engagement team to keep people informed

ACC

New ACC Packet in Final Review

- ACC Packet has been modified to incorporate
 - New Fee schedule – Same in aggregate as before
 - Construction Deposit
 - Helpful Checklists for preliminary plans and final plans
 - Additional construction guidance to add clarity

Homeowner's Forum



Adjourn

