



Lakecliff
ON LAKE TRAVIS

POA Quarterly Board Meeting

July 22, 2023

Agenda

- Call to Order - Mike Lange
- Certification of a Quorum - Mike Lange
- Review and Approval of Q1 2023 Board Meeting Minutes – Dan Wittner
- Review and Approval 2023 Year to Date (through June) Financial Statements - Kent Graham
- Review of Reserve Study – Postponed
- Infrastructure Updates
 - New Security System - Dan Wittner
 - Status of Roads - Scott Walther
 - Fences – Scott Walther and Mike Lange
 - Irrigation – Dan Wittner
- Community Clean-up– Mike Lange and Dan Wittner
 - Drainage Easements
 - Tree Removal
 - Mowing
 - Lakecliff Entry Area
- Water Impacts
 - Aqua Water – Mike Lange
 - RPZs
 - New Policy
 - Lake Travis Water Levels – Mike Lange
 - New Lake Travis HOA/POA Water Coalition – Dan Wittner
 - Water Conservation/Drought Contingency Plans – Dan Wittner
- State Law Changes Affecting POAs – Mike Lange and Dan Wittner
- POA Policy Matter
- Committees
 - Cottage Committee Update - Pat Trojanowsky
 - Community Engagement Update - Laurie Chapman
 - ACC Update - Steve James
- Homeowners Forum
- Adjourn

Call to Order,
Certificate of
Quorum,
Previous Meeting
Minutes



Lakecliff
ON LAKE TRAVIS

2023

Year to Date (through June)
Financial Statements



Lakecliff
ON LAKE TRAVIS

POA Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
YTD June 30, 2023

	YTD Actual	Annual Budget	Projected 2023	Projected vs Budget
Income				
POA Income				
Assessments - Annual POA	244,945	247,248	244,945	(2,303)
Lot Mowing Fee Allocation	4,675	16,600	16,600	-
Interest Income	367	500	500	-
Key/Remote Fee	700	-	700	700
Late Fee	1,024	780	1,024	244
AR Fee Income	2,355	200	2,355	2,155
Total POA Income	254,064	265,328	266,123	795
Cottages Income				
Landscape Maintenance	1,722	44,980	32,400	(12,580)
Landscape Seasonal	2,067	4,100	4,100	-
Setup Fees	245	-	245	245
Sprinklers Repair-Reimb	67	1,500	1,500	-
Total Cottages Income	4,101	50,580	38,245	(12,335)
Development Income				
Arch Review Fee	3,500	25,000	7,500	(17,500)
New Construction Mgmt Fee	-	40,000	16,000	(24,000)
Total Development Income	3,500	65,000	23,500	(41,500)
Irrigation Income				
Revenue	29,597	77,000	95,000	18,000
Irrigation System - Set up fees	10,000	25,000	25,000	-
Total Irrigation Income	39,597	102,000	120,000	18,000
Total Income	301,262	482,908	447,868	(35,040)
Expense				
POA Admin Expenses				
Accounting	375	750	750	-
Bank Charges	36	-	36	36
Copies	1,500	975	1,500	525
Admin-AR Fees	810	5,000	2,000	(3,000)
Legal Expense	6,364	15,000	25,000	10,000
Management Fees	7,062	14,125	14,125	-
Meeting Expense	1,220	1,500	3,000	1,500
Misc General Expense	7,140	-	7,140	7,140
Postage/Delivery	383	500	500	-
Social Events	-	2,500	2,500	-
Website Maint	-	2,500	1,000	(1,500)



POA Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
YTD June 30, 2023

	YTD Actual	Annual Budget	Projected 2023	Projected vs Budget
Website Hosting	244	500	500	-
Ins-D & O	-	2,052	2,052	-
Ins-F&EC or Package	4,186	3,550	4,186	636
Ins-Liability	-	3,262	3,262	-
Taxes-Property	291	800	800	-
Total POA Admin Expenses	29,611	53,014	68,351	15,337
POA Landscape Expenses				
Landscape-Common Area Seasonal	10,688	-	10,688	10,688
Landscape-Lot Mowing	-	16,600	16,600	-
Landscape-Common Area Recurring	27,678	59,000	59,000	-
Landscape-Supplies	1,454	2,900	2,900	-
Landscape-Sprinklers	1,073	1,500	1,500	-
Total POA Landscape Expenses	40,894	80,000	90,688	10,688
POA Property Expenses				
Entry Gate Maintenance	1,328	1,000	1,500	500
Keys/Locks	110	-	-	-
Mailbox/Guard House Maint/Repair	156	1,500	1,500	-
Landscape Lights	695	200	200	-
Maint/Repair	4,865	2,000	2,000	-
Security/Monitoring	-	31,608	13,170	(18,438)
Signage Install/Maint	2,916	500	3,000	2,500
Street Light Maint/Repair	-	200	200	-
Water Feature Maint	291	400	400	-
Total POA Property Expenses	10,359	37,408	21,970	(15,438)



POA Consolidated

Lakecliff on Lake Travis POA
Income Statement - Consolidated
YTD June 30, 2023

	YTD Actual	Annual Budget	Projected 2023	Projected vs Budget
POA Utility Expenses				
Electric	1,034	2,600	2,600	-
Tel/Cell/Pager	1,314	-	1,674	1,674
Security Project - funding				
Total POA Utility Expenses	2,348	2,600	4,274	1,674
Cottages Expense				
Landscape-Recurring	13,974	44,980	43,200	(1,780)
Landscape-Cottage Seasonal	2,658	4,100	4,100	-
Landscape-Sprinkler Repairs	1,196	1,500	1,500	-
Total Cottages Expense	17,828	50,580	48,800	(1,780)
Development Expenses				
Development Services	30,100	61,000	59,900	(1,100)
Total Development Expenses	30,100	61,000	59,900	(1,100)
Irrigation				
Meter Reading	2,787	5,367	5,367	-
Raw Water	33,146	85,000	68,000	(17,000)
Raw Water - Water Facility	5,600	9,600	9,600	-
Irrigation Repair/Maint POA	1,108	5,600	5,600	-
New Meters	2,482	-	4,000	4,000
Irrigation Install	4,886	-	4,886	4,886
Total Irrigation	50,009	105,567	97,453	(8,114)
Total Operating Expenses	181,149	390,169	391,436	1,267
Operating Net Income (Loss)	120,113	92,739	56,432	(36,307)
Non-Operating Expense				
Debt Service - Security Project Interest	1,475	3,770	3,770	-
Fence Repairs	3,267	15,000	15,000	-
Irrigation - Install new meters	-	58,800	-	(58,800)
Road Maint & Repair	-	75,000	40,000	(35,000)
Security Project - Expenses	27,595	-	41,808	41,808
Security Project - Funding	(12,219)	-	(24,432)	(24,432)
Total Non-Operating Expense	20,119	152,570	76,146	(76,424)
Fund Change	99,995	(59,831)	(19,714)	40,117
Beginning Reserve Balance	101,728	101,728	101,728	
Fund Change	99,995	(59,831)	(19,714)	
Ending Reserve Balance	201,722	41,897	82,014	
Targeted Operating Reserve	130,056	130,056	130,056	
Non-Operating Reserve	71,666	-	-	



POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2023

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<u>Income</u>				
Assessments - Annual POA	244,945	247,248	244,945	(2,303)
Lot Mowing Fee Allocation	4,675	16,600	16,600	-
Interest Income	367	500	500	-
Key/Remote Fee	700	-	700	700
Late Fee	1,024	780	1,024	244
AR Fee Income	2,355	200	2,355	2,155
Total Income	254,064	265,328	266,123	795
<u>Expense</u>				
Administrative Expenses				
Accounting	375	750	750	-
Bank Charges - Return Pymt	36	-	36	36
Copies	1,500	975	1,500	525
Admin-AR Fees	810	5,000	2,000	(3,000)
Legal Expense	6,364	15,000	25,000	10,000
Management Fees	7,062	14,125	14,125	-
Meeting Expense	1,220	1,500	3,000	1,500
Misc General Expense	7,140	-	7,140	7,140
Postage/Delivery	383	500	500	-
Social Events	-	2,500	2,500	-
Website Maint	-	2,500	1,000	(1,500)
Website Hosting	244	500	500	-
Ins-D & O	-	2,052	2,052	-
Ins-F&EC or Package	4,186	3,550	4,186	636
Ins-Liability	-	3,262	3,262	-
Taxes-Property	291	800	800	-
Total Administrative Expenses	29,611	53,014	68,351	15,337



POA

Lakecliff on Lake Travis POA

Income Statement - POA

YTD June 30, 2023

	YTD Actual	Annual Budget	Projected 2023	Projected vs Budget
Landscape				
Landscape-Common Area Seasonal	10,688	-	10,688	10,688
Landscape-Lot Mowing	-	16,600	16,600	-
Landscape-Common Area Recurring	27,678	59,000	59,000	-
Landscape-Supplies	1,454	2,900	2,900	-
Landscape-Sprinklers	1,073	1,500	1,500	-
Total Landscape	40,894	80,000	90,688	10,688
Property Expenses				
Entry Gate Maintenance	1,328	1,000	1,500	500
Keys/Locks	110	-	-	-
Mailbox/Guard House Maint/Repair	156	1,500	1,500	-
Landscape Lights	695	200	200	-
Maint/Repair	4,865	2,000	2,000	-
Security/Monitoring	-	31,608	13,170	(18,438)
Signage Install/Maint	2,916	500	3,000	2,500
Street Light Maint/Repair	-	200	200	-
Water Feature Maint	291	400	400	-
Total Property Expenses	10,359	37,408	21,970	(15,438)
Utility Expenses				
Electric	1,034	2,600	2,600	-
Tel/Cell/Pager	1,314	-	1,674	1,674
Total Utility Expenses	2,348	2,600	4,274	1,674
Total Operating Expense	83,211	173,022	185,283	12,261
Operating Income (Loss)	170,853	92,306	80,840	(11,466)
Non-Operating Expenses				
Security Project - expenditures	27,595	-	41,808	41,808
Security Project - funding	(12,219)	-	(24,432)	(24,432)
Fence Repairs	3,267	15,000	15,000	-
Road Maint/Repair	-	75,000	40,000	(35,000)
Debt Service - Security Project Interest Expense	1,475	3,770	3,770	-
Non-Operating Expenses	20,119	93,770	76,146	(17,624)
Fund Change - Cash Increase (Decrease)	150,734	(1,464)	4,694	6,158



Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD June 30, 2023

	YTD Actual	Annual Budget	Projected 2023	Projected vs Budget
<u>Income</u>				
Irrigation System Revenue	29,597	77,000	95,000	18,000
Irrigation System - Set up fees	10,000	25,000	25,000	-
Total Income	39,597	102,000	120,000	18,000
<u>Expense</u>				
Meter Reading	2,787	5,367	5,367	-
Raw Water	33,146	85,000	68,000	(17,000)
Raw Water - Res. Water Facility	5,600	9,600	9,600	-
Repairs - POA Irrigation	1,108	5,600	5,600	-
New Meters	2,482	-	4,000	4,000
Irrigation Install	4,886	-	4,886	4,886
Total Expense	50,009	105,567	97,453	(8,114)
<u>Non-Operating Expense</u>				
Irrigation - Install new meters	-	58,800	-	(58,800)
Total Non-Operating Expenses	-	58,800	-	(58,800)
Total Expenses	50,009	164,367	97,453	(66,914)
Fund Change - Cash Increase (Decrease)	(10,412)	(62,367)	22,547	84,914

Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD June 30, 2023

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<u>Income</u>				
Arch Review Fee	3,500.00	25,000.00	7,500.00	(17,500.00)
New Construction Mgmt Fee	-	40,000.00	16,000.00	(24,000.00)
Total Income	3,500.00	65,000.00	23,500.00	(41,500.00)
<u>Expense</u>				
Administrative Expenses				
Development Services	30,100.00	61,000.00	59,900.00	(1,100.00)
Total Expense	30,100.00	61,000.00	59,900.00	(1,100.00)
Fund Change - Cash Increase (Decrease)	(26,600.00)	4,000.00	(36,400.00)	(40,400.00)

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
 YTD June 30, 2023

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<u>Income</u>				
Cottage Landscape Maintenance Allocation	1,722	44,980	32,400	(12,580)
Cottage Landscape Seasonal Allocation	2,067	4,100	4,100	-
Set-up Fees	245	-	245	245
Sprinklers Repair Revenue - Cottages	67	1,500	1,500	-
Total Income	4,101	50,580	38,245	(12,335)
<u>Expense</u>				
Landscape-Cottage Recurring	13,974	44,980	43,200	(1,780)
Landscape-Seasonal	2,658	4,100	4,100	-
Landscape-Cottage Sprinkler Repairs	1,196	1,500	1,500	-
Total Expense	17,828	50,580	48,800	(1,780)
Fund Change - Cash Increase (Decrease)	(13,727)	-	(10,555)	(10,555)

Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

Period 06/30/2023

Assets

Cash

Cking - Western Alliance	135,625
Cking - Arrowhead Bank	136,463
MMA Reserve - Western Alliance	34,733
MMA- United Heritage #2405	9,447
MMA2 - United Heritage - Basic Business	982
Total Cash	<u>317,250</u>

Total Assets 317,250

Liabilities & Equity

Notes Payable

Arrowhead Bank Loan #171786	<u>115,180</u>
Total Notes Payable	115,180

Prepaid Assessments

Prepayments	<u>13,502</u>
Total Prepaid Assessments	13,502

Fund Balance

Beginning Fund Balance	101,728
Tran Direct Fr Assn	(12,219)
Fund Change	<u>99,058</u>
Total Fund Balance	188,567

Total Liabilities & Equity 317,250



Infrastructure

Security

Roads

Fences

Irrigation



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Security



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Security

- Full Launch of Base Platform was on April 19th
- We are 90% complete with the total solution as there are a couple of minor recurring errors – None that are causing any disruption in day-to-day operations
- Stats as of 7/19/2023 - ~90 days since live date
 - 22,015 Transactions processed
 - 12,938 Gate Tags read
 - 9,077 Visitor QR codes read
 - 5,228 – Contractors
 - 1,724 – Visitors
 - 1,673- Permanent Visitors
 - 452 – Parties
 - Actual transactions normalized to count tailgating at multiplier of 1.5 = ~33,022
 - Number of People based on occupancy multiplier of 1.5 = ~49,534
 - 132 Mobile users and 74 Web Browser users
 - Busiest hour of the day is 8 AM with constant arrivals until 6 PM
 - 10 car tags and 20 PIN codes have been disabled due to improper use



Roads Update



Lakecliff
ON LAKE TRAVIS

Roads

- Recently met with Jim Ramming with Lone Star Paving
- We have identified several areas that are deteriorating and will need repairs
- Jim is preparing a plan for us to complete this year. Some of the options include Entry to Lakecliff, Cliff Point from the Gates to Cliff Crossing, and Gallery Drive
- Our maintenance plan is to take action every year on roads throughout the community to better maintain and minimize large repairs
- As mentioned previously, the maintenance plan will cost us between \$30,000 and \$75,000 annually depending on the road deterioration
- The intent is to work within our budget and not require a Special Assessment

Fences



Fence Priorities

- We have reviewed the 9,000+ feet of fences again and we will need to focus on the main posts on Hayne Flat Road
- We have ordered 40 new Posts and additional Slats. We are waiting on delivery. We have contracted with Discount Fence to install and another contractor to paint
- We will continue to make repairs as required
- As mentioned prior, 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
- Update on repair status will be provided in the next board meeting



Irrigation



Progress Made

- All new homes to get meter with check valves - We have replaced ~30 homes with the new configuration
- Identified all Shut-off valves. In final stages of getting all in working order as some are stuck due to being under ground
- Good news, the work Rocky has done has had a significant impact on Lost Water. We have reduced lost water to ~1% of volume in July
- 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

Community Clean-up

Drainage Easements

Tree Removal

Mowing

Lakecliff Entry



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Updates

Drainage Easements

- Contractors identified for clean-up
- Work began but we needed to pause as heat was affecting the workers
- Work will resume once we feel it is safe to do the work

Tree Limb Removal

- Work has concluded on the first Phase
- The amount of limbs across the community removed was significant and we are waiting on disposal

Mowing

- Mowing has been completed of the unimproved lots
- There are some areas that will need some additional maintenance and the Board is working with Rocky on getting those areas finalized

Lakecliff Front Entry

- Entry area to Lakecliff needs to be modified
- Current area in front of the Lakecliff Water fountain is causing road deterioration and prior to any road repair in the area, it must be changed
- We have received a bid to use rock scaping to eliminate any water requirements and blend with the other landscaped areas at the entry

Water Impacts

Aqua Texas

Lake Travis Water Levels

New Lake Travis POA/HOA Water
Coalition



Lakecliff
ON LAKE TRAVIS

Aqua Texas Update

- Continue to stay close to Aqua on the water issue
- 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
- Other issues that Aqua is working is repair of the Sewage tank on Kahala
- The holding tank had significant issues with its electrical system and major pipe erosion
- Aqua took immediate action and has identified a contractor to replace the electrical and pipes in the tank
- The work should begin in August if all the equipment comes in
- Good News....We will have a pretty much Brand New Holding tank configuration for the community

RPZs

- Many houses in Lakecliff have RPZs that allow switching water sources for irrigation – Aqua, Lake, POA Water
- These have been installed by irrigation contractors mostly and working with Aqua we realize that we could potentially have a problem with our drinking water being contaminated if the RPZs are not working appropriately
- Working with the President of Aqua, we will begin a mandatory program to TCEQ certify and monitor the RPZs to ensure no contamination is possible
- The Property owners with RPZs should look for updates as we get the plan together

Lake Travis Water Levels

- As is evident, Lake Travis water levels continue to decrease
- As of July 20th, the water levels were 636.21 mean sea level (msl)
- Why does this matter other than the lake looks bad.....
- LCRA has identified several key triggers that will impact water supplies
 - 642 msl is one of them and we are now well below that
 - 900,000 acre feet (AF) of combined storage between Lake Buchanan and Lake Travis – We are at 966,000 AF and going down quickly
- We anticipate that if we hit 900,000 AF, LCRA will move to Mandatory water restrictions which will have more of an impact on Lakecliff
- We recommend that all Lakecliff residents and lot owners go to Lakecliff.com and select the Lakecliff POA website. Select POA Governing Documents and pick Lakecliff Contingency Plan. This outlines specifically the requirements that we must meet and what the LCRA will do to manage the Lake system more efficiently through this drought

Lake Travis Water Levels

Current Lake Levels

Lake (Dam)	Date/Time of Last Report	Lake Level (ft msl)	7 Days Ago (ft msl)	30 Days Ago (ft msl)
Buchanan (Buchanan)	Jul 20 2023 8:01AM	999.51	1,000.28	1,002.28
Inks (Inks)	Jul 20 2023 8:01AM	887.09	887.01	887.10
LBJ (Wirtz)	Jul 20 2023 8:01AM	824.77	824.76	824.77
Marble Falls (Starcke)	Jul 20 2023 8:01AM	736.39	736.36	736.36
Travis (Mansfield)	Jul 20 2023 8:01AM	636.21	636.69	638.33
Austin (Miller)	Jul 20 2023 8:01AM	492.19	492.14	492.20
Bastrop (Bastrop)	Jul 20 2023 7:55AM	449.68	449.70	449.56

Jul 20 2023 7:45AM

Short term lake level forecasts for Buchanan and Travis:

Buchanan

Tomorrow = 999.4 ft msl

One Week = 998.7 ft msl

Travis

Tomorrow = 636.1 ft msl

One Week = 635.4 ft msl

Current Storage In Lakes Buchanan and Travis

Lake	Date/Time of Last Report	Lake Level (ft msl)	Historical July Average (ft)	Difference From Average (ft)
Buchanan	Jul 20 2023 8:01AM	999.51	1,012.64	-13.13
Travis	Jul 20 2023 8:01AM	636.21	667.15	-30.94

Lake	Date/Time of Last Report	Current Storage (a-f)	Current Percent Full	Storage When Full (a-f)	Difference From Full (a-f)
Buchanan	Jul 20 2023 8:01AM	482,419	58 %	835,869	-353,450
Travis	Jul 20 2023 8:01AM	481,208	43 %	1,115,076	-633,868
Totals		963,627	49 %	1,950,945	-987,318

Source: LCRA

Lake Travis POA/HOA Coalition

- As is evident, we believe we need to become even more engaged with how the water is managed on Lake Travis
- Lake Buchanan has created a work group to address its situation
- We have as of this week begun to formulate a program with all POAs and HOAs that are affected by Lake Travis
- We met with Goodwin Monday to create an action plan to engage and petition these groups to join us in lobbying the LCRA and Gov. Abbot
- This is early but we think it can have a measurable impact on how LCRA manages the system in the future
- More to come.....

Water Conservation and Drought Contingency Plans



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

State Law Changes

POA Policy Changes



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ON LAKE TRAVIS



State Law Changes

New Laws Affecting POAs

- The Texas Legislature completed its 2023 session with 3 bills affecting POAs
 - HB 614 – Fines
 - HB 886 – Lien Filing
- To comply, the POA Board has had our Attorney develop a Policy document

POA Policy

Assessment Clarification

June 19, 2023

To the Members of the Lakecliff on Lake Travis
Property Owners Association

Re: ***Mandatory Assessment Obligations***

Dear Members:

This firm represents Lakecliff on Lake Travis Property Owners Association (the "Association"). As you know, the properties under the control of the Association are subject to restrictive covenants, policies and rules and regulations (the "Restrictions") that govern the use of Lots in the Subdivision. One such restrictive covenant regards a Lot owner's mandatory obligation to pay Assessments. As Assessments are the lifeblood of a property owners' association, the Association's collection and payment of those Assessments is crucial to the financial viability and success of the community. The purpose of this document is to clarify Lot owners' Assessment obligations for the benefit of current and future owners of Lots within the Subdivision.

Per Article 5, Section 5.1 of the Restrictions, each Lot is subject to an annual Assessment. "Lots" are defined to include each of the Lots shown on the "Plat." The "Plat" includes the recorded Plats for each Section of the Association as specifically identified in the Restrictions. Therefore, each "Lot" is responsible for the payment of one (1) annual Assessment.

As such, if an individual Lot owner purchases multiple Lots and combines and/or replats those Lots into one single lot for county tax or other purposes, that Lot owner remains responsible for payment of Assessments on the Lots as they are currently platted in the Consolidated, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in the Official Public Records of Travis County, Texas on March 13, 2019, as amended. **Each Lot, regardless of whether or not that Lot has been subsequently combined, consolidated and/or re-platted, is responsible for payment of Assessments in accordance with the identification of that Lot on the Plat for the Subdivision.** For example, if an owner buys five (5) Lots and combines them into one (1) lot via a recorded replat, that owner is still obligated to pay five (5) assessments, because the Lot was identified as five (5) Lots on the original Plat for the Subdivision.

Such a payment obligation is customary in the property owners' association housing model, as it ensures fairness and equality among Lot owners and their contributions to the financial success of the Association. In fact, Article 5, Section 5.8 of the Restrictions entitled "Equality of Assessments and Charges" provides as such, as it specifically provides that Assessments payable by each Lot are determined by dividing the total Assessment by the total number of Lots in the Subdivision.

Sincerely,

STEP TOE & JOHNSON PLLC



Leah K. Burton, Member

Committee Updates

Cottage and Villas

Community Engagement

Architectural Control



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

- Well, it's been sort of a "quite 3 months", during this 2nd quarter of 2023, especially comparing this past quarter to the past 6 quarters of updating our Cottage appearance outlook
- During this second quarter of 2023, your Cottage Committee took on the chore to take the confusion out of the new billing process of billing annually, to a monthly billing process for yard maintenance and sub-metered water, used to water our lawns
- As a result, during the past 3 months, I was not smart enough to get the confusion out of "my own personal monthly billings", but those of you that have questions about the monthly billings, please feel free to contact me for help if needed
- Our other concern was, we Cottage owners were notified by the Travis County Appraisal District, our property valuations were to be substantially increased for 2023, versus the 2022 valuations for our Cottages
- Property tax valuation basis increased more than 100% for 2023 vs. 2022, and there was lots of concern and discussions among us Cottage owners, trying to decide what to do next
- I called the Travis County Appraisal District office and talked to several people, but the best information I could from them, was, that Cottage property values on Kahala Sunset Drive and the entire Lakecliff area, has risen substantially
- In the meantime, as good luck would have it, and fortunately, our Texas Governor Greg Abbott and Lieutenant Governor Dan Patrick, finally, was able to get the TEXAS PROPERTY TAX REFUND BILL approved, and the Governor signed it this past week, and if the Texas voters say OK in November, the tax relief should be effective for 2023

"TIME WILL TELL" !

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

- ✓ Multiple Outreaches to Residents on
 - ✓ Security updates
 - ✓ Irrigation updates
 - ✓ Member Directory – MANY...MANY!
 - ✓ Desert Steel Plants – A lot of Takers on this
 - ✓ Lost Dogs
- ✓ New signage at the Guard House installed
- ✓ Special Events – Celebrations!
 - ✓ Putts for Pups
 - ✓ July 4th
- ✓ Building the Lakecliff Brand every day!



Community Engagement Committee

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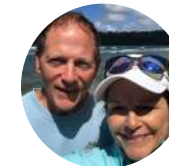
**New POA Directory
Sample**



DUANE & LISA ALLEN
2900 CLIFF OVERLOOK – LOT
DUANE'S EMAIL: dandallen94@gmail.com
DUANE'S CELL: 714-499-1638
LISA'S CELL: 714-553-5472
PREFERRED MAILING ADDRESS:
P.O. Box 27008, Anaheim, CA 92809

RICHARD & PAM ATKINS

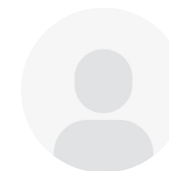
2923 CLIFF POINT – HOME
RICHARD'S EMAIL: richdatk@att.net
RICHARD'S CELL: 512-496-5949
PAM'S EMAIL: pampe254@gmail.com
PAM'S CELL: 512-496-1395



RON & SARIKA BATRA
25641 KAHALA SUNSET COURT – LOT
RON'S EMAIL: ronbatra@gmail.com
RON'S CELL: 512-774-7711
SARIKA'S EMAIL: sarikabatra02@yahoo.com
SARIKA'S CELL: 512-423-0379
PREFERRED MAILING ADDRESS:
2520 Shire Ridge Drive, Austin, TX 78732

**RANDY BEAMAN &
SHELLEY ESTES**

25715 CLIFF CIRCLE – HOME
RANDY'S EMAIL: randy@capellatx.com
RANDY'S CELL: 512-461-0851
SHELLEY'S EMAIL: shelley.estes@siemens.com
SHELLEY'S CELL: 512-426-3795



Community Engagement Committee

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HIGHLAND LAKES
Canine Rescue



Community Engagement Committee

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Fireworks



Architectural Control Committee



ACC

Construction Activity

- 11 Homes under construction, 5 are Spec Homes
- 7 Specs complete and for sale
- 4 new starts by lot owner being planned in next 6 months

Observations

- Beginning a 2 phase Certificate of Occupancy review to expedite the process
- Beginning to send violation letters when appropriate
- Some renovations being started without ACC approval, but homeowners have been responsive to stop and obtain approvals
- Some outdoor lighting not compliant with Dark Skies policies
- Construction Traffic affecting roads

Homeowner's Forum



Adjourn



Lakecliff
ON LAKE TRAVIS



Lakecliff
ON LAKE TRAVIS