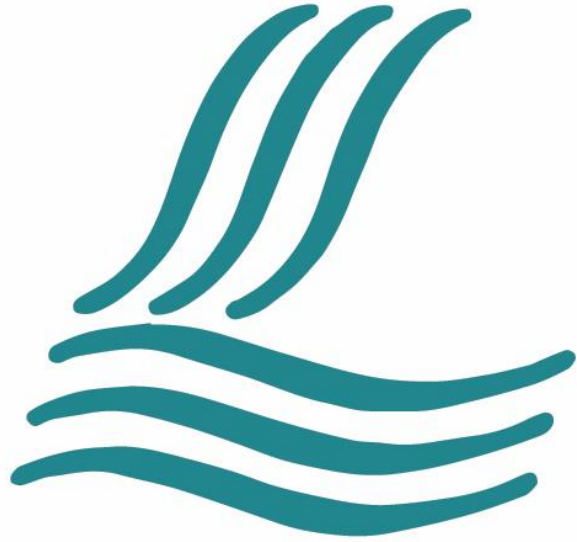




Lakecliff
ON LAKE TRAVIS

POA
Q2 2026 Board
Meeting

July 28, 2026

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Review and Approval of Q1 2026 Board Meeting Minutes – Dan Wittner
- Review and Approve Q1 2026 Financial Results – Kent Graham
- Infrastructure Updates - All
 - Security & Safety
 - Roads
 - Fences
 - Irrigation
 - Water Conservation
 - Fire Safety – Part of the Presentation at the end of the Board Meeting
- Committees
 - Community Engagement Update - Laurie Chapman
 - ACC Update –Steve James
- Adjourn Board Meeting
- Special Guests/Presentation – Pedernales Fire Department

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



Q2 2026 Financial Results



Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

As of June 30, 2026

Assets

Cash

Cking - Western Alliance	319,491.68
Cking - Arrowhead Bank	8,562.30
Cking - Arrowhead Construction	25,034.23
Certificate of Deposit	250,000.00
MMA Reserve - Western Alliance	<u>9,789.09</u>
Total Cash	612,877.30

Total Assets

612,877.30

Liabilities & Equity

Other Liabilities

Construction Deposits	<u>25,000.00</u>
Total Other Liabilities	25,000.00

Prepaid Assessments

Prepayments	<u>12,681.97</u>
Total Prepaid Assessments	12,681.97
Total Fund Balance	575,195.33

Total Liabilities & Equity

612,877.30

POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD June 30, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
POA	415,703	440,124	24,421	459,335	19,211
Cottage/Villa	23,818	54,900	31,082	54,900	-
Development	9,000	19,500	10,500	19,500	-
Irrigation	40,264	127,500	87,236	127,500	-
Total Income	488,784	642,024	153,240	661,235	19,211
<u>Expense</u>					
POA Administrative Expenses	30,009	43,608	13,599	49,735	6,127
POA Landscape Expenses	42,757	92,700	49,943	92,700	-
POA Property Expenses	33,691	48,831	15,140	57,526	8,695
POA Utility Expenses	1,748	3,661	1,913	3,661	-
Cottage/Villa Expenses	29,545	54,900	25,355	54,900	-
Development Expenses	32,400	32,200	(200)	32,400	200
Irrigation Expenses	43,708	114,903	71,195	114,903	-
Total Operating Expenses	213,859	390,803	176,944	405,826	15,023
Operating Net Income (Loss)	274,926	251,221	(23,705)	255,409	4,188
<u>Non-Operating Expense</u>					
Fence Repairs	-	5,000	5,000	5,000	-
Major Irrigation Repair		5,000	5,000	5,000	-
Road Maint & Repair	11,620	250,000	238,380	250,000	-
Total Non-Operating Expense	11,620	260,000	248,380	260,000	-
Fund Change	263,306	(8,779)	(272,085)	(4,591)	4,188
Beginning Reserve Balance	311,890	311,890		311,890	-
Fund Change	263,306	(8,779)		(4,591)	4,188
Ending Reserve Balance	575,195	303,111		307,299	4,188

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget	
<u>Income</u>						
Assessments - Annual POA	406,528	418,374	11,846	434,076	15,702	Delinquent owner payment
Lot Mowing Fee Allocation	4,837	18,200	13,363	18,200	-	
Interest Income	681	300	(381)	1,000	700	
Gate Access Tags	1,110	1,750	640	1,750	-	
Late Fee	1,697	500	(1,197)	2,000	1,500	
AR Fee Income	850	1,000	150	2,309	1,309	
Total Income	415,703	440,124	24,421	459,335	19,211	
<u>Expense</u>						
Administrative Expenses						
Accounting	1,225	1,200	(25)	1,225	25	
Sales Tax	4,183	-	(4,183)	4,183	4,183	
Dues/Licenses/Permits	60.00	-	(60)	60		
Copies	2,241	2,000	(241)	3,000	1,000	
Admin-AR Fees	2,309	1,000	(1,309)	2,309	1,309	
Legal Expense	2,468	10,000	7,532	10,000	-	
Management Fees	7,848	15,696	7,848	15,696	-	
Meeting Expense	-	1,200	1,200	1,200	-	
Postage/Delivery	458	600	142	600	-	
Social Events	499	2,500	2,001	2,500	-	
Website Maint	-	-	-	-	-	
Website Hosting	256	500	244	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	1,112	1,000	(112)	1,112	112	
Total Administrative Expenses	30,009	43,608	13,599	49,735	6,067	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Landscape					
Landscape-Lot Mowing	8,832	18,200	9,368	18,200	-
Landscape-Common Area	33,139	68,800	35,661	68,800	-
Landscape-Seasonal	-	-	-	-	-
Landscape-Supplies	-	2,500	2,500	2,500	-
Landscape-Sprinklers	786	3,200	2,414	3,200	-
Total Landscape	42,757	92,700	49,943	92,700	-
Property Expenses					
Entry Gate Maintenance	-	2,000	2,000	2,000	-
Property & Vendor Management	2,800	4,800	2,000	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	2,115	200	(1,915)	200	-
Maint/Repair	5,997	3,600	(2,397)	7,500	3,900
Security/Monitoring	18,015	36,031	18,015	36,031	-
Signage Install/Maint	-	-	-	-	-
Street Light Maint/Repair	-	200	200	200	-
Water Feature Maint	1,969	500	(1,469)	2,500	2,000
Total Property Expenses	33,691	48,831	15,140	57,526	8,695
Utility Expenses					
Internet - Security	307	900	593	900	-
Electric	1,441	2,761	1,320	2,761	-
Total Utility Expenses	1,748	3,661	1,913	3,661	-
Total Operating Expense	108,205	188,800	80,595	203,623	14,763
Operating Income (Loss)	307,497	251,324	(56,173)	255,712	4,388
Non-Operating Expenses					
Fence Repairs	-	5,000	5,000	5,000	-
Major Irrigation Repair	-	5,000	5,000	5,000	-
Road Maint/Repair	11,620	250,000	238,380	250,000	-
Non-Operating Expenses	11,620	260,000	248,380	260,000	-
Fund Change - Cash Increase (Decrease)	295,877	(8,676)	(304,553)	(4,288)	4,388

Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD June 30, 2026

	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Irrigation System Revenue	40,264	120,000	79,736	120,000	-
Irrigation System - Set up fees	-	7,500	7,500	7,500	-
Total Income	40,264	127,500	87,236	127,500	-
<u>Expense</u>					
Meter Reading	4,378	7,803	3,425	7,803	-
Raw Water	33,191	90,000	56,809	90,000	-
Raw Water - Res. Water Facility	4,800	9,600	4,800	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	43,708	114,903	71,195	114,903	-
Fund Change - Cash Increase (Decrease)	(3,444)	12,597	16,041	12,597	-

Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD June 30, 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	4,000	12,000	8,000	12,000	-
Total Income	9,000	19,500	10,500	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)	(23,400)	(12,700)	10,700	(12,900)	(200)

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD June 30, 2026

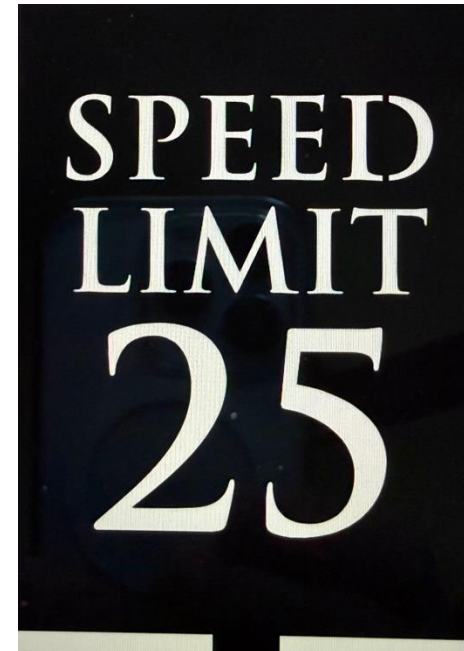
	YTD Actual	2026 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Cottage Landscape Maintenance Allocation	21,010	49,400	28,390	49,400	-
Cottage Landscape Seasonal Allocation	2,808	4,000	1,192	4,000	-
Set-up Fees	-	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	1,500	1,500	-
Total Income	23,818	54,900	31,082	54,900	-
<u>Expense</u>					
Landscape-Cottage Recurring	24,854	49,400	24,546	49,400	-
Landscape-Seasonal	4,318	4,000	(318)	4,000	-
Landscape-Cottage Sprinkler Repairs	374	1,500	1,126	1,500	-
Total Expense	29,546	54,900	25,355	54,900	-
Fund Change - Cash Increase (Decrease)	(5,727)	-	5,727	-	-

Security & Safety
Roads
Fences
Irrigation
Water



Security and Safety - Update

- Stats for YTD 2026 – Through July 10, 2026
 - 32,494 Transactions processed
 - 24,586 Gate Tags read
 - 7,908 Visitor QR codes read
 - 1,283 – Contractors
 - 3,007 – Visitors
 - 3,599 – Permanent Visitors
 - 19 – Party
 - LPRs Read – 65,171
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~48,741
 - Adoption of TekControl Visitor Management is up significantly
 - 242 Mobile User
 - 79 Web Access
 - 78 New Registration
 - 1 Password Reset
 - TekControl Visitor Management LPR Input adoption is still low – We encourage all Residents, Golf and Tennis Members to register their Cars in the system
 - 1 Outage due to faulty gate opener control panel – 3 Days (Weekend)



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 where 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 where 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.
- 7/16/2026: Received updated detail road review after in depth road review
 - Road deterioration is more than first believed
 - Meeting with POA Board on 7/28/2026 to finalize approach
- Next Steps: HVJ & Lakecliff POA will define additional scope of work
 - 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 Recommendation

Accordingly, the costs provided in **Tables 4** and **Table 5** were considered order-of-magnitude estimates intended for planning purposes. It was recommended that HVJSCTX collect additional data to check/verify the 5% assumed full depth patching and the amount of edge sealing to provide a more precise estimate of these needed network preservation tasks. It is also estimated that updated bid tab data or contractor pricing be obtained closer to the time of construction to refine cost projections and support final decision-making.

7 RECOMMENDATIONS AND CONSTRUCTION DOCUMENTS

HVJSCTX completed a more detailed field survey to estimate the quantities more precisely for

- a. 6 inch pavement full depth patching needed to repair weak areas prior to placement of the recommended new surfacing,
- b. pavement edge sealing at the ribbon curb interface and
- c. adding pavement markings at 6 golf cart crossings.

Figure 4 shows the patching and sealing locations. HVJSCTX estimated the need for 12,462 SY of patching and 710 LF of crack sealing. The patching turned out to be approximately 16% of the total area as compared to the original assumed 5% and the majority is on Cliff Pt. and Gallery Dr., which serve all traffic accessing the community.

Based on all the data collected and analyzed, HVJSCTX recommends the TOM F mix as the final surface for this project.

Figure 5 shows the six golf cart crossing locations which will require 1,834 LF of reflectorized thermoplastic pavement markings.

Figure 6 provides our engineers' opinion of the probable construction costs (EOPCC). HVJSCTX has used this information to prepare a draft bid form for the POA to use in obtaining contractor bids. The bid form and list of recommended construction specifications are provided in **Appendix D**.



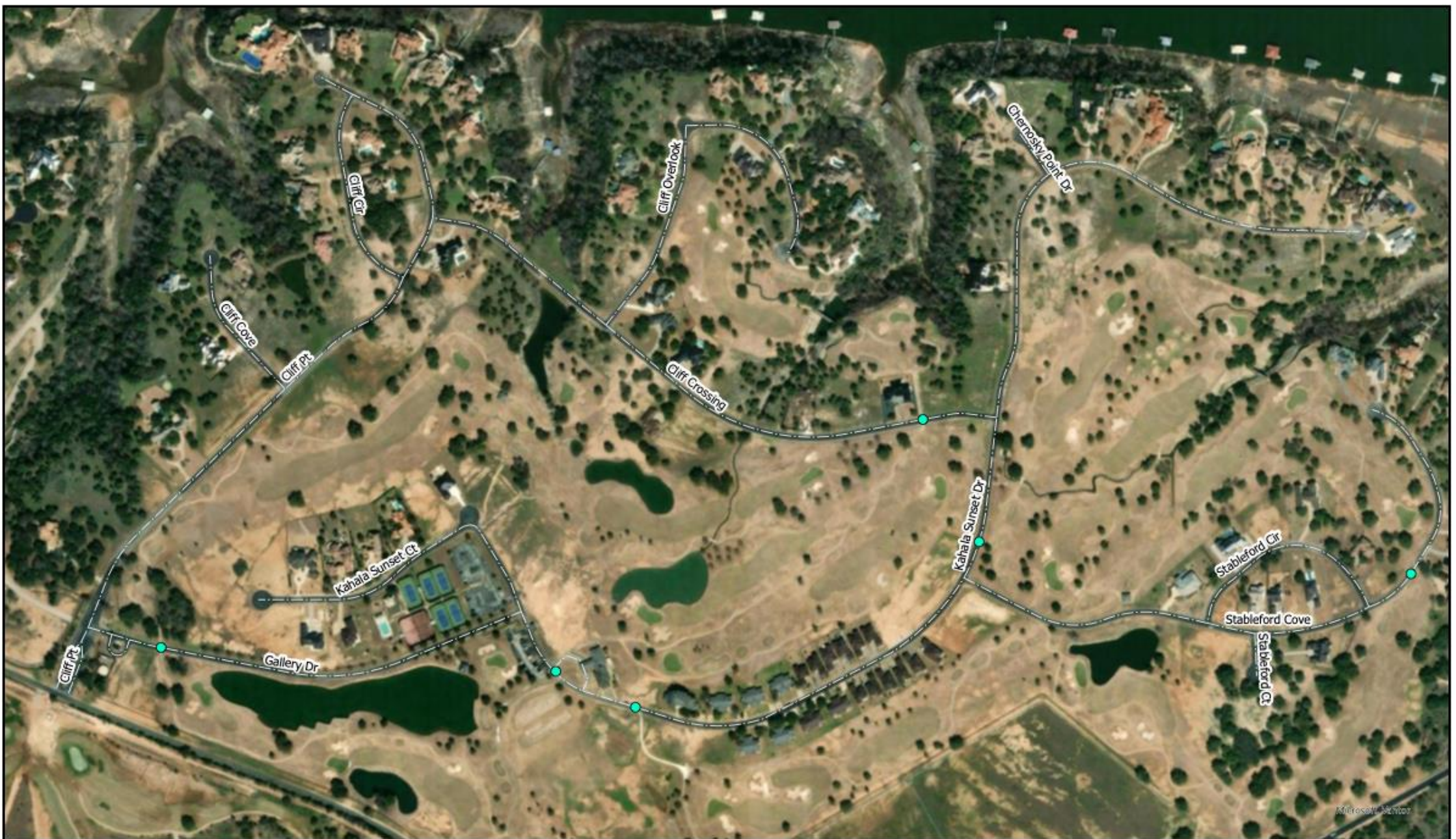
Lakecliff Golf Community
Pavement Survey
Recommended Repair Locations



Legend

- Edge Seal
- ▨ Pavement Repair
- Streets

Figure 4



Lakecliff Golf Community
Pavement Survey
Cart Crossing Locations



Legend
● Cart Crossings

Figure 5

Roads - Next Steps

- Discuss best option
- POA Board to Vote
- Post Vote
 - Set-up POA Membership Q&A sessions with Consultant
 - POA Board to send RFP to 2 to 3 Vendors – Recommended TXDOT
 - Choose Vendor
 - Finalize Contract
- Begin work – Later 2026 to Early 2027

Bid Items	Quantity	Units	Item Description	Unit Price	Amount
Item 354-7005	12,462	SY	Planing and Texturing Pavement	\$ 3.83	\$ 47,729.46
Item 351-7005	12,462	SY	Flexible Pavement Structure Repair (6")	\$ 50.00	\$ 623,100.00
Item 712-7001	710	LF	Cleaning and Sealing Cracks (Rubber Asphalt)	\$ 3.00	\$ 2,130.00
			Thin Overlay Mix (TOM-F) PG76-22 SAC B (0.75") Includes NT-HA Polymer Applied Asphalt Cement		
Item 347-7002	70,154	SY	TRAIL Tack Coat	\$ 6.34	\$ 444,776.36
Item 666-7007	1,834	LF	Reflectorized Pavement Markings 12" W	\$ 3.05	\$ 5,593.70
			Subtotal		\$ 1,123,329.52
			20% Contingency		\$ 224,665.90
			Total		\$ 1,347,995.42

Figure 6. Engineer's Opinion of Probable Construction Costs.

8 LIMITATIONS

This pavement study was performed for the exclusive use of the Lakecliff Golf Club Community for the pavement management system (Street assessment) in Travis County, Texas. HVJSCTX. has endeavored to comply with generally accepted engineering practice common in the local area. HVJSCTX makes no warranty, express or implied. The analyses and recommendations contained in this report are based on the project information provided to HVJSCTX and our experience.

Landscaping Project – 2nd Gate

- Lakecliff has a unique 2nd gate for the Community
- The area originally had the Post Boxes
- When they were moved to the current location, the area was paved
- As we finalize our Roads Strategy, we want to address this area and instead of paving it again, do something that adds value to anyone who enters and exits Lakecliff
- The POA Board has asked for 2 to 3 Bids to support a landscape project that minimizes any water required and adds beauty to the community
- We have several illustrative views but this is not final



Landscaping Project - Illustrative



Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- After a recent evaluation of fences, we anticipate needing 60 to 70 posts and 500 to 700 slats to get the fence line looking in order
- Due to the expense, we will need to get cost estimate and add to the budget
- Will continue to ensure Fences look good by doing emergency spot repair or replacement



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 - LCRA Water Plan

- The LCRA has requested Lakecliff to provide a water usage plan for the next 5 years
- Key requirements of the Plan is a 3% decrease in water consumption
- Lakecliff POA Board is finalizing our Plan to support this requirement
- The following represents the POA Board forecast for usage to support the 3% decrease

Year	Homes	Annual Usage per Home (Gallons)	Total Usage (Gallons)	Notes
2026	90	290566	26150940	Estimated Water Reduction of 3% Annually
2027	98	281849	27621204	
2028	106	273394	28979716	
2029	115	265192	30497050	
2030	125	257236	32154499	

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 September 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



Fire Prevention and Safety Discussion with Guest

Chase and Mike – PFD



Fire Prevention

- Keys to a Safe Neighborhood
 - Follow the Firewise principles
 - Keep homes and lots maintained
 - Keep bases of Trees clean of plants that can cause fire
 - Eliminate all dead branches
 - Clean areas like Drainage Easements
 - Clean areas along the Lake to prevent fire advancement
 - Keep your home barrier clean (Min of 6' from home)
- PFD will discuss more in their presentation on tools and what they can do to help each homeowner prepare
- POA Actions will include
 - More regular mowing of empty lots (Lot Owner's expense)
 - More frequent clearing of growth around trees (Lot Owner's expense)
 - Tree Cutting and Maintenance days for with debris drop off – Working with PFD on Chipper
 - Firewise Certification

Fire Prevention – Practice at Lakecliff



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 - Update
- Updated Member Directory....**It is Done!!**
- Updated Welcome Packet....**It is Complete!**

No Place like Lakecliff.....Building the Brand Daily!!!



Community Engagement Committee

**Celebrating one of Our
Members and their Family**



Celebrating a 250 Year Birthday!!



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 and 1 Villa in the planning stage
- Some interests in building
- 1 home and 1 Cottage for Sale

General Comments

- ACC has been working on developing more Water Conservation Landscaping options for Lakecliff. The POA Members need to understand the options in building and maintaining their landscaping – more Drought tolerant.
- The ACC anticipates having some drafts for the POA Board to discuss in the coming month

Homeowner's Forum



Adjourn





Fire Prevention and Safety Discussion with Guest

Chase and Mike – PFD

