

Lakecliff
ON LAKE TRAVIS

POA
Q2 2025 Board
Meeting

July 29, 2025

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Review and Approval of Q1 Board Meeting and Special Board Meeting Minutes – Dan Wittner
- Review and Approve 2025 Q2 Financial Results – Kent Graham
- Business Matters
 - Travis County Leash Law - Reminder
 - Drainage Improvements
 - Lot Mowing and Additional Services for Empty Lots
 - Increase to Penalties Structure for Non-Compliance
- Infrastructure/Operating Areas
 - Security
 - Roads
 - Fences
 - Irrigation
- Committees
 - Community Engagement Update - Laurie Chapman
 - ACC Update – Steve James
- Adjourn

Call to Order, Certificate of Quorum, Previous Meeting Minutes



Q2 2025 Financial Results



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD June 30, 2025

	YTD Actual	2025 Budget	Projected	Projected Over (Under) Budget
<u>Income</u>				
POA	353,168	369,017	366,070	(2,947)
Cottage/Villa	31,291	69,300	69,300	-
Development	15,000	13,000	15,000	2,000
Irrigation	67,402	125,000	125,000	-
Total Income	466,861	576,317	575,370	(947)
<u>Expense</u>				
POA Administrative Expenses	22,583	43,125	43,617	492
POA Landscape Expenses	27,744	90,520	92,831	2,311
POA Property Expenses	24,472	53,831	63,223	9,392
POA Utility Expenses	1,597	3,500	3,500	-
Cottage/Villa Expenses	45,984	69,300	69,300	-
Development Expenses	34,000	40,000	34,000	(6,000)
Irrigation Expenses	36,472	103,300	103,300	-
Total Operating Expenses	192,852	403,576	409,772	6,196
Operating Net Income (Loss)	274,009	172,741	165,598	(7,143)
<u>Non-Operating Expense</u>				
Fence Repairs	-	15,000	15,000	-
Road Maint & Repair	-	-	-	-
Total Non-Operating Expense	-	15,000	15,000	-
Fund Change	274,009	157,741	150,598	(7,143)
 Beginning Reserve Balance	 148,094	 148,094	 148,094	 -
Fund Change	274,009	157,741	150,598	(7,143)
Ending Reserve Balance	422,103	305,835	298,692	(7,143)

POA

Lakecliff on Lake Travis POA

Income Statement - POA

YTD June 30, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget	
<u>Income</u>						
Assessments - Annual POA	343,395	346,917	3,522	343,395	(3,522)	2 property owners delinquent
Lot Mowing Fee Allocation	6,962	16,800	9,838	16,800	-	
Interest Income	181	300	119	300	-	
Key/Remote Fee	554	3,500	2,946	3,500	-	
Late Fee	597	500	(97)	597	97	
AR Fee Income	1,478	1,000	(478)	1,478	478	
Total Income	353,168	369,017	15,849	366,070	(2,947)	
<u>Expense</u>						
Administrative Expenses						
Accounting	1,178	1,025	(153)	1,178	153	
Copies	2,061	1,000	(1,061)	2,061	1,061	
Admin-AR Fees	1,453	2,000	547	2,000	-	
Legal Expense	2,698	10,000	7,302	10,000	-	
Management Fees	7,622	15,244	7,622	15,244	-	
Meeting Expense	200	800	600	800	-	
Postage/Delivery	235	500	265	500	-	
Social Events	-	2,500	2,500	2,500	-	
Website Maint	-	1,000	1,000	1,000	-	
Website Hosting	260	500	240	500	-	
Ins-D & O	2,282	2,863	581	2,282	(581)	
Ins-F&EC or Package	4,598	4,739	141	4,598	(141)	
Taxes-Property	(4)	954	958	954	-	
Total Administrative Expenses	22,583	43,125	20,542	43,617	492	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Landscape					
Landscape-Lot Mowing	6,962	16,800	9,838	16,800	-
Landscape-Common Area	14,337	63,520	49,183	63,520	-
Landscape-Seasonal	5,811	3,500	(2,311)	5,811	2,311
Landscape-Supplies	-	3,500	3,500	3,500	-
Landscape-Sprinklers	633	3,200	2,567	3,200	-
Total Landscape	27,744	90,520	62,776	92,831	2,311
Property Expenses					
Entry Gate Maintenance	-	2,000	2,000	2,000	-
Property & Vendor Management	2,400	4,800	2,400	4,800	-
Gate Access Tags	-	3,000	3,000	3,000	-
Mailbox/Guard House Maint/Repair	676	1,500	825	1,500	-
Landscape Lights	-	200	200	200	-
Maint/Repair	75	3,600	3,525	3,600	-
Security/Monitoring	15,348	36,031	20,683	36,031	-
Signage Install/Maint	-	2,000	2,000	2,000	-
Street Light Maint/Repair	-	200	200	200	-
Water Feature Maint	5,974	500	(5,474)	9,892	9,392
Total Property Expenses	24,472	53,831	29,359	63,223	9,392
Utility Expenses					
Internet - Security	339	900	561	900	-
Electric	1,258	2,600	1,343	2,600	-
Total Utility Expenses	1,597	3,500	1,903	3,500	-
Total Operating Expense	76,396	190,976	114,580	203,172	12,196
Operating Income (Loss)	276,772	178,041	(98,731)	162,898	98,731
Non-Operating Expenses					
Fence Repairs	-	15,000	15,000	15,000	-
Road Maint/Repair	-	-	-	-	-
Non-Operating Expenses	-	15,000	15,000	15,000	-
Fund Change - Cash Increase (Decrease)	276,772	163,041	(113,731)	147,898	(15,143)

Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD June 30, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Irrigation System Revenue	64,902	120,000	55,098	120,000	-
Irrigation System - Set up fees	2,500	5,000	2,500	5,000	-
Total Income	67,402	125,000	57,598	125,000	-
<u>Expense</u>					
Meter Reading	869	6,200	5,331	6,200	-
Raw Water	29,114	80,000	50,886	80,000	-
Raw Water - Res. Water Facility	4,800	9,600	4,800	9,600	-
New Meters	1,471	2,500	1,029	2,500	-
Irrigation - Repairs/Maintenance	218	5,000	4,782	5,000	-
Irrigation Install	-	-	-	-	-
Total Expense	36,472	103,300	66,828	103,300	-
Fund Change - Cash Increase (Decrease)	30,931	21,700	(9,231)	21,700	-

Development

Lakecliff on Lake Travis POA
 Income Statement - Development
 YTD June 30, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Arch Review Fee	7,000	5,000	(2,000)	7,000	2,000
New Construction Mgmt Fee	8,000	8,000	-	8,000	-
Total Income	15,000	13,000	(2,000)	15,000	2,000
<u>Expense</u>					
<u>Administrative Expenses</u>					
Development Services	34,000	40,000	6,000	34,000	(6,000) Vendor switched to annual billing cycle
Total Expense	34,000	40,000	6,000	34,000	(6,000)
Fund Change - Cash Increase (Decrease)	(19,000)	(27,000)	(8,000)	(19,000)	8,000

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD June 30, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
<u>Income</u>					
Cottage Landscape Maintenance Allocation	30,384	62,400	32,016	62,400	-
Cottage Landscape Seasonal Allocation	61	5,400	5,339	5,400	-
Set-up Fees	-	-	-	-	-
Sprinklers Repair Revenue - Cottages	846	1,500	654	1,500	-
Total Income	31,291	69,300	38,009	69,300	-
<u>Expense</u>					
Landscape-Cottage Recurring	41,203	62,400	21,197	62,400	-
Landscape-Seasonal	3,936	5,400	1,464	5,400	-
Landscape-Cottage Sprinkler Repairs	846	1,500	654	1,500	-
Total Expense	45,984	69,300	23,316	69,300	-
Fund Change - Cash Increase (Decrease)	(14,693)	-	14,693	-	-

Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

Period June 30, 2025

Assets

Cash

Cking - Western Alliance	416,051.56
Cking - Arrowhead Bank	4,275.51
Cking - Arrowhead Construction	10,370.18
Certificate of Deposit	30,000.00
MMA Reserve - Western Alliance	<u>9,774.42</u>
Total Cash	470,471.67

Total Assets

470,471.67

Liabilities & Equity

Other Liabilities

Construction Deposits	<u>40,000.00</u>
Total Other Liabilities	40,000.00

Prepaid Assessments

Prepayments	<u>8,368.50</u>
Total Prepaid Assessments	8,368.50

Total Fund Balance 422,103.17

Total Liabilities & Equity

470,471.67

Business Matters



Leash Law - Reminder

Good Afternoon,

Our Department has received some recent calls about owners letting their dogs run off-leash when not on their property. Travis County Law requires all dogs to be on a physical leash when not being contained on its owner's property. Items such as electronic leashes or shock training collars are not considered leashes by the Travis County Law. I have attached a copy of the leash law below:

252.005 Restraint

- a. Restraint of Dogs. Pursuant to Section 826.014 of chapter 826, Travis County hereby requires that:
 1. It is the responsibility of each Owner to effectively restrain the Owner's dog, which means the dog must either be kept securely on the Owner's property so that the dog remains on the Owner's property or, **if not on the Owner's property, on a leash of a length that will allow for the direct control of the dog by the Owner or the person in control of the dog** (or otherwise contained, such as in a car, in a crate, etc.). The ACA may require an Owner to increase the effectiveness of the restraint if the type of restraint used by the Owner is shown not to be effective, as determined by the ACA. A person keeping a dog on a leash shall keep the dog under control at all times. This leash requirement does not apply in portions of public parks officially designated as no-restraint areas (unless the dog has been determined, pursuant to these Rules, to be a Dangerous Dog, in which case a leash is required even in designated no-restraint areas); however, the Owner must still maintain reasonable control over the dog at all times.

This law can be found on the Travis County website at [Document Viewer | Travis County Code](#).

While a HOA can have their own rules and regulations those rules or regulations cannot go against its city, county, or state law. I mention this due to an Officer responding today to a complaint and the dog owner stating that electronic leashes were not a violation of the HOA regulations. Please reach out to 311 with any additional questions or concerns regarding this matter.

Leash Law - Reminder

Good evening, Dan,

Under Section 252.005 of the Travis County Code, owners are required to “*effectively restrain*” their dogs in one of two ways:

1. Securely contained on the owner’s property (i.e., behind a fence or in a closed area), or
2. On a leash of a length that allows direct control of the dog by the owner or person handling the dog.

The regulations specifically state that: “ *A person keeping a dog on a leash shall keep the dog under control at all times. It additionally provides that, “Restraint of a dog must be accomplished by a humane method that is not a danger to the dog, that does not allow the dog to move off the property, and that allows the dog necessary access to food, water, and shelter.”*

The code does not expressly recognize electronic leashes as satisfying the leash requirement when the dog is off the owner’s property. I also argue that an electronic leash does not provide direct physical control over the dog as contemplated by the code as a physical leash would.

Please let me know if you have any questions.

Thank you,

Oscar Becerra

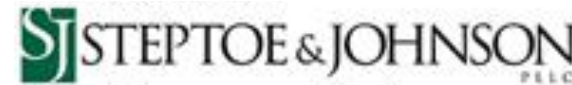
Associate

oscar.becerra@steptoe-johnson.com

☎: 281-203-5710

1780 Hughes Landing Blvd., Suite 750

The Woodlands, TX 77380



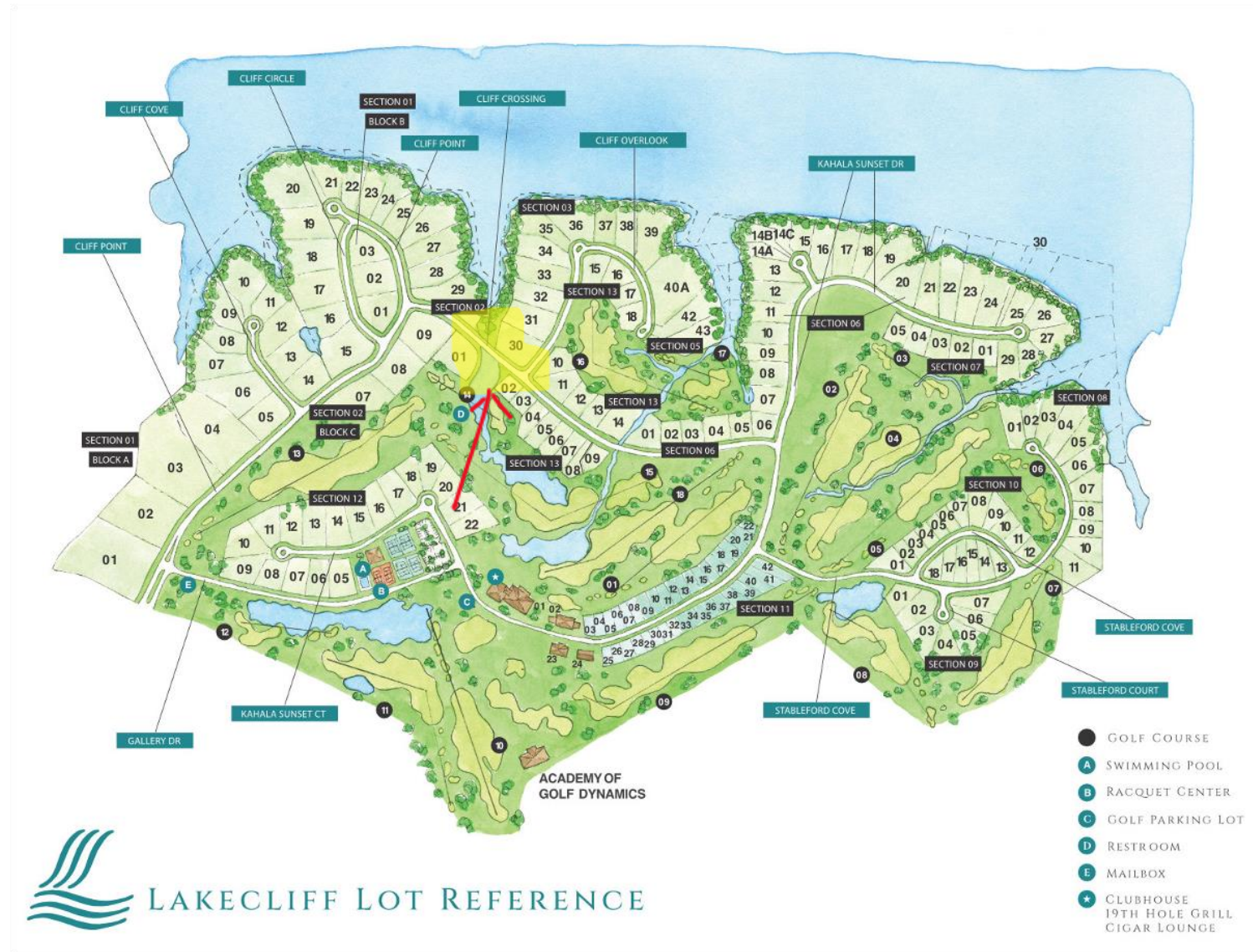
Steptoe & Johnson PLLC is a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Reply with the word “STOP” in the subject line if you want to opt out of receiving further emails to this email address.

Leash Law - Reminder

- Key Notes
 - Travis County Law is the Law
 - Electronic Leash v. Physical Leash is clearly detailed in their note and our Counsel's note - Opinion
 - Lakecliff POA will ensure all Members, Residents and Guest are aware of the Law
 - The Law is administered by the Travis County Animal Control not the POA

Drainage Improvement – Recommendation



Additional Business Matters

- Lot Mowing – Discussion and Recommendation to add Additional Services to ensure Community is Maintained -
 - Recommendation is to have Weed eating around trees on empty lots
 - Costs to be passed through to Lot owners in scheduled Lot Mowing
- Increase in Penalties for Non-Compliance
 - Recommendation is to raise the fine to \$10,000 on the 3rd notice of Non-Compliance

Security

Roads

Fences

Irrigation

Aqua Texas – Water and Sewer



Security

- Stats for YTD 2025 – Through July 12, 2025
 - 34,818 Transactions processed
 - 22,399 Gate Tags read
 - 1. 12,419 Visitor QR codes read
 - 3,529 – Contractors
 - 3,712– Visitors
 - 5,160 - Permanent Visitors
 - 18 – Parties
 - LPRs Read – 57,348
 - Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~86,012
 - Adoption of TekControl Visitor Management is up significantly
 - TekControl Visitor Management LPR Input adoption is still low
 - No Reported Incidents



Roads

- Will begin discussions in Q3 on roads with companies to understand the current state
- Will determine best path on repairs based on expert advice
- Intent is to hold our funds until 2026
- Road resurfacing could begin in 2026 with 1 mile per year
- Anticipated annual cost for 1 mile per year is ~\$250,000
- The intent is always to work within our budget and not require a Special Assessment

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- In 2024, we did major replacement on Hayne Flat and minor maintenance – Fixing Slats and and painting as necessary
- In 2025, we have begun some work on Painting and repairs. Will continue to ensure Fences look good
- Anticipated cost is \$15,000 in 2025
- All fence line will be reviewed ongoing to address any major issues as they arise



Irrigation

- In 2025, we will continue monitoring all shut-off valves
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss

Water Conservation - Reminder

LCRA Notice

Lakecliff is under Normal 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 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

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

- ✓ Fourth of July!
- ✓ Gas - Waiting on BCL - still an option
- ✓ Water
 - ✓ AQUA – Getting Gray Water in Q1 2026
 - ✓ LCRA asking all users to stay at once a week
- ✓ Printed Directories Available
- ✓ Updating POA Packet continually
- ✓ Updating For Sale/For Rent list on website
- ✓ Lakecliff Advocate
- ✓ Special Events/Celebrations
 - ✓ Christmas Tree Lighting
 - ✓ Adding New Years Eve!!
- ✓ **Build the Lakecliff Brand every day!**



Architectural Control Committee



ACC

New Building/Exterior Renovation Activity

Building Activity

- 3 homes under construction
- 1 home approved-construction not started
- 1 home close to final approval

General Comments

- Violation notices and fines now being issued, where appropriate
- Neighbors are being more consistent in obtaining approval for exterior renovations and upkeep

Homeowner's Forum



Adjourn

