



Lakecliff
ON LAKE TRAVIS

POA Quarterly Board Meeting

July 30, 2024

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Review and Approval of 1Q 2024 Quarterly Board Meeting Minutes – Dan Wittner
- Board of Directors Announcement – Dan Wittner
- Review and Approve Q2 2024 Financial Results – Kent Graham
- Key Operating Areas
 - Security – Dan Wittner
 - Roads – Scott Walther
 - Fences – Scott Walther
 - Irrigation – Dan Wittner
- Water Conservation/Drought Plan
 - LCRA
 - Lakecliff Golf Club – Drought Plan
- Committees
 - Community Engagement Update - Laurie Chapman/Tracie Cain
 - ACC Update - Steve James
 - Cottage Committee Update – Dan Wittner
- Homeowner Forum
- Adjourn Quarterly Board Meeting

Call to Order, Certificate of Quorum, Previous Meeting Minutes



Lakecliff
ON LAKE TRAVIS

Board Announcement



Thank You to Pat Trojanowski

Chairman of the Cottage and Villa Committee

Approximately 2+ years ago, Mike Lange brought up the idea of creating a voice for the Cottages and Villas. This group of Lakecliff Residents had been underserved by the POA Board. The residents of Section 11 in Lakecliff had special needs and governing impacts that needed to be addressed.

Mike and Dan Wittner met with Pat Trojanowski to see if he could be that voice to this group. Pat Accepted!

Pat has done a masterful job of working with the residents to address their specific concerns and beginning to build a sense of trust.

Today, the Cottage and Villa community continues to grow as it builds out and has never looked better.

Pat's tireless efforts have been acknowledged by many of the residents as being straight forward and supportive.

The POA Board cannot thank Pat enough for his contributions and service to the community.

Thank You Pat!!!

2024 Q2 Financial Results



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD June 30, 2024

	YTD 2024 Actual	2024 Budget	Projected Projected	Projected vs Budget
<u>Income</u>				
POA	290,861	313,042	308,871	(4,171)
Cottage/Villa	27,743	63,892	63,892	-
Development	7,500	27,000	27,000	-
Irrigation	24,813	102,500	102,500	-
Total Income	350,917	506,434	502,263	(4,171)
<u>Expense</u>				
POA Administrative Expenses	20,781	53,590	48,210	5,380
POA Landscape Expenses	30,896	87,400	87,400	-
POA Property Expenses	12,234	41,923	46,346	(4,423)
POA Utility Expenses	1,605	3,500	3,500	-
Cottage/Villa Expenses	32,969	63,892	63,892	-
Development Expenses	-	34,800	34,800	-
Irrigation Expenses	44,968	98,300	98,300	-
Total Operating Expenses	143,452	383,405	382,448	957
Operating Net Income (Loss)	207,465	123,029	119,815	(3,214)
<u>Non-Operating Expense</u>				
Debt Service - Security Project Interest	132	4,030	132	3,898
Fence Repairs	-	2,500	2,500	-
Irrigation - Repairs/Maintenance	2,148	4,200	4,200	-
Road Maint & Repair	-	-	-	-
Total Non-Operating Expense	2,280	10,730	6,832	3,898
Fund Change	205,185	112,299	112,983	684
Beginning Reserve Balance	26,027	26,027	26,027	
Fund Change	205,185	112,299	112,983	
Ending Reserve Balance	231,212	138,326	139,010	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2024

	YTD 2024 Actual	2024 Budget	Projected Projected	Projected vs Budget	
<u>Income</u>					
Assessments - Annual POA	284,641	292,132	289,196	(2,936)	2 property owners delinquent
Lot Mowing Fee Allocation	4,745	16,600	16,600	-	
Interest Income	154	1,560	300	(1,260)	security loan paid off
Key/Remote Fee	705	1,250	1,250	-	
Late Fee	359	500	500	-	
AR Fee Income	233	1,000	1,000	-	
NSF Fees	25	-	25	25	Did not budget
Total Income	290,861	313,042	308,871	(4,171)	
<u>Expense</u>					
Administrative Expenses					
Accounting	1,025	750	1,025	(275)	
Copies	1,924	2,000	3,000	(1,000)	
Dues/Licenses/Permits	175	-	175	(175)	
Admin-AR Fees	849	2,000	2,000	-	
Legal Expense	4,206	20,000	15,000	5,000	No new matters on the horizon
Management Fees	7,400	14,800	14,800	-	
Meeting Expense	275	2,000	2,000	-	
Postage/Delivery	294	840	840	-	
Social Events	-	2,500	2,500	-	
Website Maint	-	1,000	1,000	-	
Website Hosting	162	500	500	-	
Ins-D & O	349	1,900	349	1,551	Budget was too high
Ins-F&EC or Package	4,121	4,400	4,121	279	Reduced some coverages to appropriate level
Taxes-Property	-	900	900	-	
Total Administrative Expenses	20,781	53,590	48,210	5,380	

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD June 30, 2024

	YTD 2024 Actual	2024 Budget	Projected Projected	Projected vs Budget
Landscape				
Landscape-Lot Mowing	-	16,600	16,600	-
Landscape-Common Area	29,927	64,500	64,500	-
Landscape-Supplies	191	3,100	3,100	-
Landscape-Sprinklers	778	3,200	3,200	-
Total Landscape	30,896	87,400	87,400	-
Property Expenses				
Entry Gate Maintenance	-	1,500	1,500	-
Keys/Locks	884	915	915	-
Mailbox/Guard House Maint/Repair	-	2,000	2,000	-
Landscape Lights	-	700	700	-
Maint/Repair	1,013	3,600	3,600	-
Security/Monitoring	9,008	31,608	36,031	(4,423) Monthly is more than anticipated
Signage Install/Maint	-	1,000	1,000	-
Street Light Maint/Repair	-	200	200	-
Water Feature Maint	1,330	400	400	-
Total Property Expenses	12,234	41,923	46,346	(4,423)
Utility Expenses				
Internet - Security	339	700	700	-
Electric	1,266	2,800	2,800	-
Total Utility Expenses	1,605	2,800	2,800	-
Total Operating Expense	65,515	185,713	184,756	957
Operating Income (Loss)	225,346	127,329	124,115	(3,214)
Non-Operating Expenses				
Fence Repairs	-	2,500	2,500	-
Road Maint/Repair	-	-	-	-
Security Project Interest Expense	132	4,030	132	3,898
Non-Operating Expenses	132	6,530	2,632	3,898
Fund Change - Cash Increase (Decrease)	225,214	120,799	121,483	684



Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD June 30, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
<u>Income</u>				
Irrigation System Revenue	21,944	90,000	90,000	-
Irrigation System - Set up fees	2,869	12,500	12,500	-
Total Income	24,813	102,500	102,500	-
<u>Expense</u>				
Meter Reading	3,366	6,200	6,200	-
Raw Water	34,320	74,000	74,000	-
Raw Water - Res. Water Facility	5,600	9,600	9,600	-
New Meters	1,683	2,500	2,500	-
Irrigation Install	-	6,000	6,000	-
Total Expense	44,968	98,300	98,300	-
<u>Non-Operating Expense</u>				
Irrigation - Repairs/Maintenance	2,148	4,200	4,200	-
Total Non-Operating Expenses	2,148	4,200	4,200	-
Total Expenses	47,116	102,500	102,500	-
Fund Change - Cash Increase (Decrease)	(22,303)	-	-	-

Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD June 30, 2024

	YTD 2024			Projected
	Actual	2024 Budget	Projected	vs Budget
<u>Income</u>				
Arch Review Fee	3,500	6,500	6,500	-
New Construction Mgmt Fee	4,000	20,500	20,500	-
Total Income	7,500	27,000	27,000	-
<u>Expense</u>				
Administrative Expenses				
Development Services	-	34,800	34,800	-
Total Expense	-	34,800	34,800	-
Fund Change - Cash Increase (Decrease)	7,500	(7,800)	(7,800)	-

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD June 30, 2024

	YTD 2024 Actual	2024 Budget	Projected Projected	vs Budget
<u>Income</u>				
Cottage Landscape Maintenance Allocation	26,067	57,156	57,156	-
Cottage Landscape Seasonal Allocation	1,676	4,736	4,736	-
Set-up Fees	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	2,000	2,000	-
Total Income	27,743	63,892	63,892	-
<u>Expense</u>				
Landscape-Cottage Recurring	29,444	57,156	57,156	-
Landscape-Seasonal	3,325	4,736	4,736	-
Landscape-Cottage Sprinkler Repairs	200	2,000	2,000	-
Total Expense	32,969	63,892	63,892	-
Fund Change - Cash Increase (Decrease)	(5,226)	-	-	-

Balance Sheet

Lakecliff on Lake Travis POA

Balance Sheet

Period 03/31/2024

Assets

Cash

Cking - Western Alliance	216,138.78	
Cking - Arrowhead Bank	7,399.37	
Cking - Arrowhead Construction Deposit	30,132.73	
MMA Reserve - Western Alliance	9,759.79	
Total Cash	<u>263,430.67</u>	
Total Assets		263,430.67

Liabilities & Equity

Other Liabilities

Construction Deposits	<u>30,000.00</u>	
Total Other Liabilities	30,000.00	

Prepaid Assessments

Prepayments	<u>2,218.49</u>	
Total Prepaid Assessments	2,218.49	
Total Fund Balance	231,212.18	
Total Liabilities & Equity		263,430.67

Key Operating Areas



Security
Roads
Fences
Irrigation
Water Conservation



Security

- Implemented New Technology Platform TekWave in late April 2023
- License Plate Reader – Began working week of April 30, 2024
- Had some disruptions in implementation that were minor but it has been fully functional since May and is working as intended
- Stats for Q2 2024 – As of 7.21.2024
 - 16,668 Transactions processed
 - 11,448 Gate Tags read
 - 5,220 Visitor QR codes read
 - 1,176 – Contractors
 - 1,689 – Visitors
 - 2,338 - Permanent Visitors
 - 17 – Parties
 - 18,130 LPR read Transaction
 - ~1,240 LPR Granted Entry (Please get your auto information into TekControl App)

Please make sure all your Permanent QR codes that have been sent to contractors or guests are changed out annually. They expire 1 year from the date of issue.



Roads

- Scott Walther met with Jim Ramming of Lone Star Paving. After driving around the community, Jim has given direction on how we should approach the roads
- This approach takes into consideration that the POA replace 1 mile of road at a time which would put us on a 6 year cycle to replace and seal the roads
- Cost to follow this plan is much more significant than originally outlined due to cost of petroleum products
- The 5 Year Plan has been updated and will be reviewed later in the Board Meeting
- The POA is holding on any further road repairs in 2024 so we can consolidate our repairs
- The POA will take action to make emergency repairs that effect the base of the roads
- 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
- We will continue to make emergency repairs as required such as slat replacement, post replacement and painting
- All fence line will be reviewed ongoing to address any major issues as they arise



Irrigation

- In 2023 the POA did extensive repairs to the irrigation system
- We will continue as needed repairs but hold off on additional Shut-off Valves unless required
- We encourage all homeowner using POA irrigation water to have your systems checked to minimize water loss to support our conservation needs
- We have asked Aqua Texas to begin disconnecting all RPZs in Lakecliff. This will begin as soon as we can get the resources allocated
- Irrigation options to be limited to POA Irrigation and Lake Straws going forward in 2024. **No Aqua water** will be allowed for Irrigation

Water Conservation - Reminder

LCRA Notice

Even though we are still in dry conditions, the recent rains have brought welcome relief to the water storage situation in Highland Lakes Basin. The LCRA has moved water restrictions to Stage 1 under the Drought Contingency Plan. Lakecliff will move to Stage 1 irrigation - 2 Days a Week. However, The POA Board continues to encourage water conservation and 1 Day a Week watering.

Stage 1 Guidelines

- Odd number addresses - Wednesdays and Saturdays
- Even number addresses: Thursdays and Sundays
- Watering Hours Midnight to 10 a.m. and 7 p.m. to midnight

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
Cottage and Villas



Community Engagement Committee



Lakecliff
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Community Engagement Committee

The Mission of the Committee

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

A lot Going On!!!!

- ✓ July 4th
- ✓ Christmas Tree Lighting and Santa! – Save the Date - November 29th HOHOHO
- ✓ Poles
- ✓ Natural Gas
- ✓ Water
- ✓ September 30th Water Coalition Golf Tournament
- ✓ Thomas Ranch
- ✓ New Monthly Community Engagement Update
- ✓ New Neighbors



Community Engagement Committee

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Let the Fireworks Begin!!!!



Community Engagement Committee

The Mission of the Committee

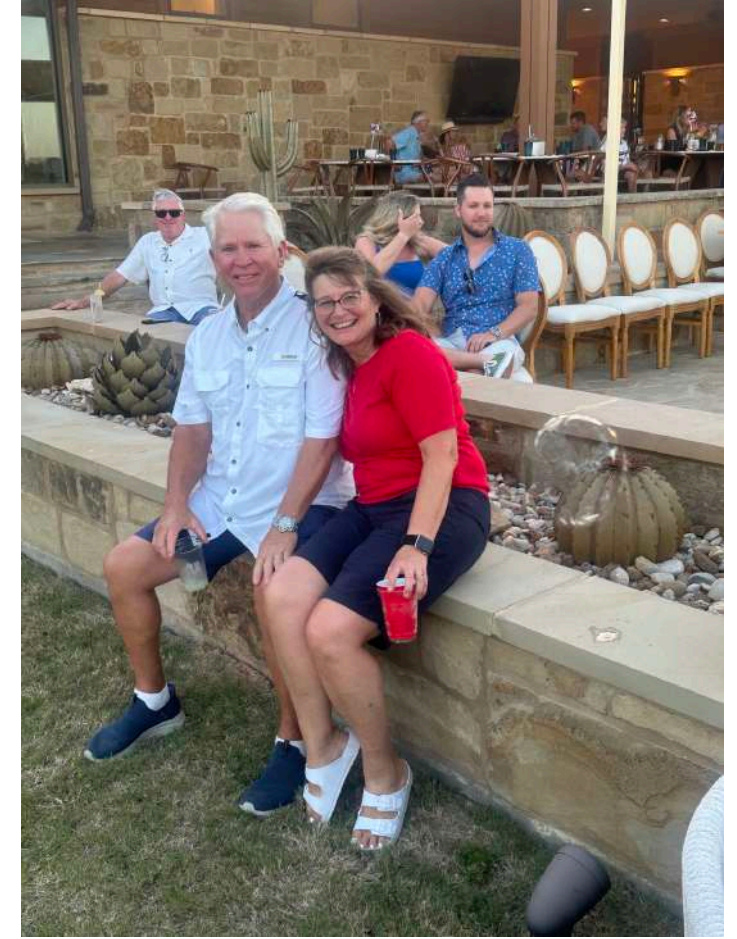
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Save the Date - November 29th

Christmas Tree Lighting and Santa!

HOHOHO....Santa is Back!!!!



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- ✓ Poles
- ✓ Natural Gas
- ✓ Water
- ✓ September 30th Water Coalition Golf Tournament
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- ✓ New Monthly Community Engagement Update
- ✓ New Neighbors

Spectrum



**CENTRAL TEXAS
WATER
COALITION**

Architectural Control Committee



ACC

New Building/Exterior Renovation Activity

In Process

- 2 Villas
- 2 Residential Homes

In planning

- 3 Residential Homes

ACC

Friendly Reminders to Home/Property Owners

1. Friendly Reminders to Home/Property Owners
2. All exterior plans (building, driveway, paint colors, fences, landscaping including yard art, pool/pool equipment) must be submitted to the ACC for approval before work can begin. Non compliance is subject to fines.
3. Resident vehicles must be parked in garages or completely screened from view of neighbors or the street overnight (Except for Section 11-Villas/Cottages)
4. Trailers, boats, RV's etc. are not to be parked on your property in the neighbors view.
5. The Golf Club is not part of the POA and therefore not subject to POA rules and regulations. All other property in Lakecliff is subject to POA rules and regulations.

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

As we are going through a search for a new Chair for the Committee, we will keep this update short.

Key items of concern continue to be traffic and speed in the Community. The POA is evaluating Speed Bumps to put along the Cottage and Villa area to impact the speed of traffic. Section 11 is unique in Lakecliff as it allows for much more community engagement within the residents. The POA Board needs to see the impact we can have communicating with POA Members and contractors to avoid Speed Bumps as they typically have impact issues with the roads. Look for more communications coming shortly regarding speed and safety.

This is a first step.

The POA looks forward to getting feedback from the residents.

Homeowner's Forum



Adjourn



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