



## **Lakecliff POA Quarterly Board Meeting – April 15, 2023**

Location: One Church in Spicewood

When: 10:00 AM CT in Person and Zoom

### **Opening – Call to Order, Certification of Quorum, Approval of January 21, 2023 Annual Board Meeting Minutes, 2022 Financials**

- Meeting Called to Order by Mike Lange
- Certification of Quorum was announced
- Attendees were:
  - Mike Lange– POA Board President
  - Kent Graham – POA Board and Treasurer
  - Nancy McCormick – POA Board Director
  - Scott Walther – POA Board Director
  - Dan Wittner – POA Board Vice President and Secretary
  - Bob Randle – ACC Committee Representative
  - Pat Trojanowsky – Cottage and Villa Committee Chair – Zoom
  - Laurie Chapman – Community Engagement Committee Chair
  - Stacy Jackson – Goodwin Property Manager
  - Kim Franceschini - Zoom
  - Katy Franceschini - Zoom
  - Jerry Shelby
  - Beverly Graham
  - Jeannette Murphy
  - Mark Stephany
  - Susan Stephany
  - Paul Giangerra
  - David Longoria
  - Joe Colangelo - Zoom
  - Tracy Cain - Zoom
  - Paul Riddle - Zoom
  - Laura Riddle – Zoom
  
- January 21, 2023 Annual Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board



**2022 Financial Review – (2022 Financials were not Final for the Annual Meeting. A Preliminary set of Financials were presented with no vote to accept. Q1 2023 Financials were not presented as they were not available at the time of the Board Meeting)**

- Kent walked through all the final version of the 2022 Financials in detail.
- Kent explained the difference in the final version and the preliminary 2022 Financials presented at the Annual Meeting
- Kent reviewed the overall numbers and asked for questions. Post that, Kent made the motion to Approve the 2022 Financials. Dan Seconded and the Board Approved.

## Q4 Financials – Balance Sheet

<b>Lakecliff on Lake Travis POA</b>	
<b>Balance Sheet</b>	
<b>As of 12/31/2022</b>	
<b>Assets</b>	
<b>Cash</b>	
Checking - Western Alliance	21,396.46
Money Market Account - Western Alliance	34,706.78
Money Market Account - United Heritage	9,961.26
Money Market Account - Arrowhead Bank	144,520.85
Money Market Account - United Heritage - Basic Business	500.00
<b>Total Cash</b>	<u>211,085.35</u>
<b>Total Assets</b>	<u>211,085.35</u>
<b>Liabilities &amp; Equity</b>	
<b>Liabilities</b>	
Prepayments	6,396.08
Arrowhead Bank Loan	102,961.59
<b>Total Liabilities</b>	<u>109,357.67</u>
<b>Equity</b>	
Beginning Fund Balance 1/1/2022	250,530.06
Fund Change	(148,801.48)
<b>Ending Fund Balance</b>	<u>101,728.58</u>
<b>Total Liabilities &amp; Equity</b>	<u>211,086.25</u>
<b>Allocation of Ending Fund Balance</b>	
Operating Fund Reserve	101,728.58
Non-Operating Fund Reserve	-
<b>Total Fund Balance</b>	<u>101,728.58</u>





## Q4 Financials – Balance Sheet

### Lakecliff on Lake Travis POA

#### Balance Sheet

As of 12/31/2022

#### Assets

<b>Cash</b>	
Checking - Western Alliance	21,396.46
Money Market Account - Western Alliance	34,706.78
Money Market Account - United Heritage	9,961.26
Money Market Account - Arrowhead Bank	144,520.85
Money Market Account - United Heritage - Basic Business	500.00
<b>Total Cash</b>	<u>211,085.35</u>

**Total Assets** 211,085.35

#### Liabilities & Equity

Prepayments	6,396.08
Arrowhead Bank Loan	102,961.59
<b>Total Liabilities</b>	<u>109,357.67</u>

<b>Equity</b>	
Beginning Fund Balance 1/1/2022	250,530.06
Fund Change	(148,801.48)
<b>Ending Fund Balance</b>	<u>101,728.58</u>
<b>Total Liabilities &amp; Equity</b>	<u>211,086.25</u>

<b>Allocation of Ending Fund Balance</b>	
Operating Fund Reserve	101,728.58
Non-Operating Fund Reserve	-
<b>Total Fund Balance</b>	<u>101,728.58</u>



5

## Q4 Financials – POA Consolidated

### Lakecliff on Lake Travis POA Income Statement - Consolidated Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
<b>Expense</b>			
<b>POA Administrative Expenses</b>			
Accounting	475.00	500.00	(25.00)
Bank Charges	70.00	-	70.00
Copies	2,043.20	945.00	1,098.20
Admin-AR Fees	4,817.00	400.00	4,417.00
Legal Expense	27,698.87	15,000.00	12,698.87
Management Fees	13,713.00	13,713.00	-
Meeting Expense	1,415.00	875.00	540.00
Misc General Expense	70.00	-	70.00
Postage/Delivery	569.46	355.00	214.46
Social Events	2,176.97	2,500.00	(323.03)
Website Maint	950.00	2,340.00	(1,390.00)
Website Hosting	322.26	312.00	10.26
Ins-D & O	-	1,900.00	(1,900.00)
Ins-F&EC or Package	5,153.00	3,020.00	2,133.00
Ins-Liability	774.25	-	774.25
Taxes-Property	-	650.00	(650.00)
Total Administrative Expenses	<u>60,248.01</u>	<u>42,510.00</u>	<u>17,738.01</u>
<b>POA Landscape Expense</b>			
Common Area Seasonal	14,504.19	10,000.00	4,504.19
Lot Mowing	16,600.00	14,400.00	2,200.00
Common Area Recurring	62,678.69	49,428.00	13,250.69
Landscape-Supplies	2,807.69	2,800.00	7.69
Repair	250.00	-	250.00
Sprinkler Repairs	1,253.76	1,500.00	(246.24)
Total Landscape	<u>98,094.33</u>	<u>78,128.00</u>	<u>19,966.33</u>



7



## Q4 Financials – POA Consolidated

**Lakecliff on Lake Travis POA**  
**Income Statement - Consolidated**  
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
<b>Property Expenses</b>			
Entry Gate Maintenance	12,409.90	4,000.00	8,409.90
Fence Maint/Repair	14,946.00	-	14,946.00
Mailbox/Guard House Maint/Repair	1,487.50	1,000.00	487.50
Landscape Lights	2,070.00	200.00	1,870.00
Maint/Repair	6,210.26	2,220.00	3,990.26
Security/Monitoring	3,107.84	39,996.00	(36,888.16)
Security Personnel	-	39,996.00	(39,996.00)
Signage Install/Maint	563.74	3,500.00	(2,936.26)
Street Light Maint/Repair	-	200.00	(200.00)
Water Feature Maint	325.00	180.00	145.00
<b>Total Property Expenses</b>	<b>41,120.24</b>	<b>91,292.00</b>	<b>(50,171.76)</b>
<b>Utility Expenses</b>			
Electric	2,366.11	2,520.00	(153.89)
Tel/Cell/Pager	1,589.24	1,320.00	269.24
<b>Total Utility Expenses</b>	<b>3,955.35</b>	<b>3,840.00</b>	<b>115.35</b>
<b>Cottage Expenses</b>			
Cottage Recurring	40,383.45	30,120.00	10,263.45
Landscape-Cottage Seasonal	4,874.38	4,000.00	874.38
Sprinkler Repairs	4,376.63	1,000.00	3,376.63
<b>Total Cottage Expenses</b>	<b>49,634.46</b>	<b>35,120.00</b>	<b>14,514.46</b>



8

## Q4 Financials – POA Consolidated

**Lakecliff on Lake Travis POA**  
**Income Statement - Consolidated**  
 Period 1/1/2022 To 12/31/2022

	Year to Date		\$ Var Over (Under) Budget
	Actual	Budget	
<b>Property Expenses</b>			
Entry Gate Maintenance	12,409.90	4,000.00	8,409.90
Fence Maint/Repair	14,946.00	-	14,946.00
Mailbox/Guard House Maint/Repair	1,487.50	1,000.00	487.50
Landscape Lights	2,070.00	200.00	1,870.00
Maint/Repair	6,210.26	2,220.00	3,990.26
Security/Monitoring	3,107.84	39,996.00	(36,888.16)
Security Personnel	-	39,996.00	(39,996.00)
Signage Install/Maint	563.74	3,500.00	(2,936.26)
Street Light Maint/Repair	-	200.00	(200.00)
Water Feature Maint	325.00	180.00	145.00
<b>Total Property Expenses</b>	<b>41,120.24</b>	<b>91,292.00</b>	<b>(50,171.76)</b>
<b>Utility Expenses</b>			
Electric	2,366.11	2,520.00	(153.89)
Tel/Cell/Pager	1,589.24	1,320.00	269.24
<b>Total Utility Expenses</b>	<b>3,955.35</b>	<b>3,840.00</b>	<b>115.35</b>
<b>Cottage Expenses</b>			
Cottage Recurring	40,383.45	30,120.00	10,263.45
Landscape-Cottage Seasonal	4,874.38	4,000.00	874.38
Sprinkler Repairs	4,376.63	1,000.00	3,376.63
<b>Total Cottage Expenses</b>	<b>49,634.46</b>	<b>35,120.00</b>	<b>14,514.46</b>



8

### Reserve Study

- Kent continued with a discussion on the Reserve Study that was commissioned by the POA Board
- As the numbers were not finalized with the Company conducting the Study, the exact numbers could not be finalized.
- Kent went through the methodology that was used to create the recommendations. Once finalized, these will be presented in greater detail.



# Reserve Study – Key Principles

- Reserve Study was commissioned in late 2022 to assist the POA Board with understanding what Reserves were needed for a Community like Lakecliff
- POA Board contracted with Building Reserves, Inc a recognized specialist
- Building Reserves came on site to review every aspect of Lakecliff
- Building Reserves provided the POA Board a comprehensive report on all areas that the POA manages with recommendations based on their industry expertise
- The study determined current conditions and expected maintenance for each area
- The study included a 30 year financial and operating plan to assist in planning
- These recommendations are a guide. They will help the POA Board plan the maintenance schedule and cost of those project to ensure Lakecliff continues to be a World Class Community with no Special Assessments



11

# Responsibility Matrix

- The POA has significant Operating responsibility for Lakecliff that require funding to ensure all assets remain in good conditions
- This matrix shows the areas in great detail

Component Name	Association-Responsibility				
	Reserve	Operating	Long-Lived	Owner	Other
Asphalt Pavement, Crack Repair, Patch and Seal Coat	X				
Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	X				
Asphalt Pavement, Repaving, Mill and Overlay, Phased	X				
Catch Basins, Landscaping			X		
Concrete Curbs and Gutters, Painting		X			
Concrete Curbs and Gutters, Partial Replacement	X				
Concrete Flatwork, Partial Replacement	X				
Electrical Systems, Common, Complete Replacement			X		
Electrical Systems, Common, Repairs		X			
Exterior Renovations, Complete	X				
Exterior Renovations, Partial	X				
Fences, Serving Individual Units					X
Fencing, Metal, Picket, Paint Finishes		X			
Fencing, Metal, Picket, Replacement		X			
Fencing, Wood, Paint Finishes and Capital Repairs, Phased	X				
Fencing, Wood, Phased Replacement	X				
Fire Hydrants					X
Foundation, Gatehouse			X		
Gates, Operators, Replacement	X				
Gates, Vehicular, Paint Finishes		X			
Gates, Vehicular, Replacement	X				
Golf Course and All Assets					X
Heating and Cooling, Gatehouse		X			
Homes and Lots				X	
Interior Renovations, Gatehouse		X			
Irrigation System, Annual Repairs and Interim Controller Replacements		X			
Irrigation System, Phased Replacement	X				
Landscaping Improvements	X				
Landscaping, General	X	X			
Light Fixtures, at Entrance and Street Sign Monuments	X				
Light Pole and Fixtures	X				
Mailbox Stations	X				
Maintenance Items Normally Funded through the Operating Budget		X			
Pavers, Phased Replacement	X				
Pergola, Paint Finishes and Repairs	X	X			
Pergola, Wood	X				
Pipes, Subsurface Utilities, Laterals, Sanitary Sewer				X	
Pipes, Subsurface Utilities, Laterals, Water Supply				X	
Pipes, Subsurface Utilities, Mains and Laterals, Gas					X
Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Under Private Streets					X
Pipes, Subsurface Utilities, Mains, Water Supply, Under Private Streets					X
Pipes, Subsurface Utilities, Storm Water, Under Private Streets					X
Reserve Study Update	X				
Retaining Walls, Masonry, Capital Repairs		X			
Retaining Walls, Masonry, Phased Replacement	X				
Roof Inspections, Preventative Maintenance, and Repairs, Gatehouse		X			
Security System, Surveillance	X				
Signage, Monuments					
Site Furnishings		X			
Structural Building Frame, Gatehouse			X		
Touch-Up Painting		X			
Utility Boxes and Meters					X



1-8 12

# Priority Chart

- The Priority Chart shows the the key areas and their priority to keep in good condition
- The priorities are rated as High, Moderately High, Moderate impact and Low Impact
- Additional rating is based on condition of Very Good, Good, Fair and Poor



Line Item	Reserve Component Listed by Property Class	Priority Rating	Current Condition	Impact on Livability Assessment
<b>SERVICE COMPONENTS</b>				
1	Security System, Surveillance	Medium Priority	Very Good	Moderately High Impact
<b>SITE COMPONENTS</b>				
2	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Medium Priority	Good	Moderately High Impact
3	Asphalt Pavement, Repaving, Mill and Overlay, Phased	Medium Priority	Good	Moderately High Impact
4	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	Medium Priority	Good	Moderately High Impact
5	Concrete Curbs and Outlets, Partial Replacement	Medium Priority	Good	Moderate Impact
6	Concrete Flatwork, Partial Replacement	Medium Priority	Good	Moderately High Impact
7	Fencing, Wood, Paint Finishes and Capital Repairs, Phased	Low Priority	Good	Low Impact
8	Fencing, Wood, Phased Replacement	Low Priority	Fair	Low Impact
9	Gates, Operations, Replacement	Medium Priority	Very Good	Moderately High Impact
10	Gates, Vehicular, Replacement	Medium Priority	Good	Moderately High Impact
11	Irrigation System, Phased Replacement	Medium Priority	Good	Moderately High Impact
12	Landscaping Improvements	Medium Priority	Good	Moderate Impact
13	Light Fixtures, at Entrance and Street Sign Monuments	Low Priority	Fair	Low Impact
14	Light Pole and Fixtures	Low Priority	Good	Low Impact
15	Mailbox Stations	Medium Priority	Fair	Moderate Impact
16	Pavers, Phased Replacement	Medium Priority	Good	Moderately High Impact
17	Pergola, Wood	Medium Priority	Good	Moderate Impact
18	Retaining Walls, Masonry, Phased Replacement	Low Priority	Good	Low Impact
19	Signage, Monuments	Low Priority	Good	Low Impact
<b>GATEHOUSE COMPONENTS</b>				
20	Exterior Renovations, Complete	Medium Priority	Good	Moderately High Impact
21	Exterior Renovations, Partial	Medium Priority	Fair	Moderate Impact
<b>OTHER COMPONENTS</b>				
22	Reserve Study Update			

## Infrastructure

### Security

- Dan moved into the Infrastructure section starting with Security update
- Dan mentioned that Phase 1 of the implementation was moving along and Phase 2 was about to begin
- Dan explained that Phase 2 would be much more impactful to the Residents, Golf and Tennis Club members as we were planning to remove and replace the exiting Gate entry technology with the new one. Dan said we expect to experience significantly more change management during this phase as this will force compliance
- Dan detailed next steps which were to begin the week of April 17<sup>th</sup>
- Dan encouraged all POA members to get the information provided on the POA website and download the TekWave App
- Dan added that the POA Board added a new hand swipe for exiting the community due to requests made by people who walk and ride bicycles
- Dan continued to discuss the new cameras that were installed and how they were being managed

# Security

- **Stage 1** of deployment is complete – Go Live on AllBox under the Guard House Awning for Residents, Golf and Tennis Members
  - Training Session on March 24<sup>th</sup> was delivered by TekWave and recorded
  - Recording of session was posted to POA Website
- Some minor issues with App, Car Tags, license plate readers and functionality of the AllBox
- Turned-off timers on Gates to enable No Tailgating
- Added Hand Swipe for Outbound gate exiting
- **Stage 2** of deployment is in process – Adding 2 AllBoxes to the Outside Inbound gate for Guests and Contractors
  - Old System Kiosk to be removed and replace by new technology
  - Will take 2 to 3 days to complete installation
  - Gate will be open while installation is in process
- App and desktop is being widely used with minimal issues
- Use of gates is going smoothly



# Security

- Ongoing Assistance – Send a note to the [POA@Lakecliff.com](mailto:POA@Lakecliff.com) and we will respond
- What do I need to do?
  - Validate your information
  - Enter your ongoing guests or vendors you want to have access
  - **Add your license plate** information and any other personal information you wish



17



## Roads

- Scott provided an update on the roads and expected actions to be taken in 2023
- Scott touched on work done in 2022 and the overall focus to keep the roads in good order

## Roads

- In 2022, the POA Board did a substantial amount of repairs that were required
- In 2023, we will continue to monitor the roads and take action as necessary
- Right now, we know there are several areas that are deteriorating and will need repairs
- Our maintenance plan is to take action every year on roads throughout the community to even out the cash outflows and keep the roads in order
- The maintenance plan will cost us between \$30,000 and \$75,000 annually depending on the road deterioration
- This plan is focused on ensuring we do not have a major emergency that requires a Special Assessment

### Fence Update

- Mike and Scott discussed the current state of the perimeter fences in Lakecliff
- They explained what efforts had been done to determine the work effort required to repair the deteriorating fencing
- They mentioned that they had looked at all 9,000 feet of fence and the Hayne Flat Road section required immediate action
- Scott mentioned that he had a working relationship with a fence company and he had asked them to come and review their findings

## 2023 Fence Priorities

- In 2022, the POA Board had all fences painted with minor repairs
- In 2023, we have seen a number of issues with post deterioration which are causing one of our fences, Hayne Flat Road, to fall over
- We have reviewed the 9,000+ feet of fences again and we will need to focus on the main posts on Hayne Flat Road
- Due to some of slats deteriorating condition, we will need to replace a number of them
- We anticipate that once the posts are in order, we will continue to need to fix slats
- In 2022, 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
- Based on findings, cost to replace would be far greater than maintenance



## 2023 Fence Priorities



24

## 2023 Fence Priorities



25



### **Irrigation Updates**

- Dan continued discussing the Irrigation
- He mentioned that we had made some progress but getting some of the issues resolved were taking longer than expected
- Dan mentioned 1 major leak that was caused by a builder and was being billed back to the contractor

## Action Items

---

- All new homes to get meter with check valves. Will be installing check valves to existing meters in Q2' 2023. This has taken longer than expected. We will make this a priority in Q2 2023
- Identified all Shut-off valves. In final stages of having access to all of them. This has taken significantly longer than expected due to contractor issues
- Minor issues with leaks with the exception of 1 major break caused by a new home builder. Lost quite a bit of water due to this. Being billed back to contractor
- 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



27

### **Drainage Easements**

- Mike and Dan discussed the need for the POA to focus on cleaning-up the drainage easements
- They. Explained that they had gone around the community and reviewed all the easements
- Based on their assessment, the POA Board notified all parties that they had 30 days to clean-up their drainage easements
- Once this timeline is over, if the easements were not cleaned appropriately, the POA would direct a contractor to clean the area
- Mike and Dan showed several issues and showed how Buffer Zones needed to be in compliance with the LCRA and TCEQ

## Drainage Easements



## Drainage Easements



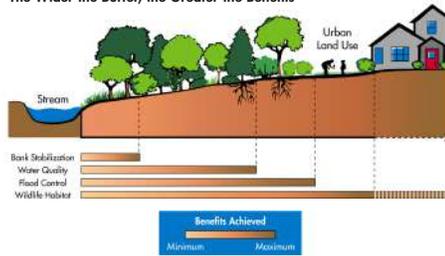
# Drainage Easements

## REQUIREMENTS AND LOCATION

LCRA's Highland Lakes Watershed Ordinance requires buffer zones for any new development to help protect water quality from the impact of development activities.

Look for the location of the buffer zone or "Waterway Buffer Zone Easement" on your property on your lot survey and/or in the subdivision plat notes and restrictive covenants. LCRA, your builder or subdivision developer also can provide this information.

### The Wider the Buffer, the Greater the Benefits



Relationship between riparian buffer width and its functions (adapted from Haves and Smith, 2005). Distance of benefits varies due to site conditions such as slope.

## MAINTAIN YOUR BUFFER ZONE

Property owners are responsible for establishing and maintaining a property's buffer zone easement. Any proposed changes require LCRA approval.

### Not allowed in a buffer zone easement:

- Structures, land grading or permanent improvements, except for low-impact backyard improvements, such as walking trails, picnic facilities and other similar construction that does not significantly alter existing vegetation or drainage patterns.
- Paths constructed of imported materials. Wood mulch may be used, but only in areas where it will not be washed away by high water.
- Septic systems and wastewater irrigation.
- Use of fertilizers, herbicides or pesticides.

### Maintain your buffer zone easement by:

- Removing only invasive species and pruning vegetation only for maintenance. Avoid excessive pruning and trimming to promote natural propagation.
- Removing trees and vegetation by hand only; do not use vehicles or construction equipment to avoid disturbing the soil.
- Enhancing with native plants if the easement was previously disturbed or contains invasive vegetation. Select native shrubs and deep-rooted native grasses to help stabilize the soil and establish good drought tolerance.
- Planting native vegetation in clumps, blocks or strips as a border at the upper part of the buffer zone. This provides a physical border between lawns, play areas and the buffer zone, adds aesthetic value and enhances stormwater runoff filtration.

If planning any type of roadway or creek crossing, contact LCRA at 512-578-2324 or HLWO@lcr.org for specific guidelines.



LCRA Highland Lakes Watershed Ordinance  
[www.lcr.org](http://www.lcr.org)

Lady Bird Johnson Wildflower Center  
[www.wildflower.org](http://www.wildflower.org)

City of Austin Grow Green Program  
[www.growgreen.org](http://www.growgreen.org)

Texas Riparian Association  
<http://texasriparian.org>

## LEARN MORE:

31

## Aqua Texas Update

- Mike provided an update on the progress with Aqua Texas
- He presented some of the Actions Taken

# Aqua Texas Update

## Actions Taken to date

- Meeting held to discuss Re-use of Type 1 effluent on February 22<sup>nd</sup> to discuss Aqua Texas proposal. No action will be taken until both Barton Creek Lakeside and Lakecliff and their respective Golf Courses agree with the plan
- On March 8th, CTWC held a business roundtable discussion for suggestions on how to improve communications of the water issue, explore more ways to generate community involvement from everyone living on and around the lake, and the best way to influence and change the activities of the LCRA. There were approximately 30+ individuals at this meeting from various backgrounds, all of whom were very interested and concerned about the health of our water supply.
- Aqua Texas President is fully behind our efforts for water conservation. They have offered their lobbying team effort to support this initiative.
- Upcoming meeting on April 18th with Aqua Texas president and his staff to get updates on their activities at the State Capitol. They will also be introducing a newly hired communication specialist that will work with their lobbying group and concentrating on Texas issues. She formerly worked for the City of Austin in a similar capacity
- 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.



33



## Drought Contingency and Water Conservation

- Dan continued with a reminder for the community regarding the current water restrictions and the POA Member's responsibility

# 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



35

## Committee Updates

### ACC

- Bob Randle presented 3 areas the ACC has been focused on which were Construction Activity, Notices and Fines, and Architectural Style
- There was a lot of questions regarding Architectural style as multiple POA members voiced concerns over the houses being built
- Scott Walther explained what best in class construction looks like and that what he sees in the community is in line with that
- Dan mentioned that he had several folks comment on the fresh look of Lakecliff
- Scott explained that color and style diversity is a matter of taste not Architectural competency

# ACC

## Construction Activity

- Building Activity-Slowed significantly
  - Active: 17 (6 to complete in April/May)
  - New: 1 new custom house under discussion with ACC
- Speculative Construction
  - 7 underway and For Sale
  - 5 complete and For Sale

## Notices and Fines

### Architectural Styles: (CCR Sec 3.7(b))

- Compliance with Restrictions
- Quality, Texture and Color of Building Materials
- Harmony of design with existing building and overall character and aesthetics of the Subdivision

## Cottage and Villa Committee

- Pat Trojanowsky discussed key items that were being addressed
- He had multiple items that the Cottages and Villas were concerned about and he was working to resolve
- The Board acknowledged Pat's significant efforts and appreciated his accomplishments for this group

# 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*

### Issues Raised in Q1 2023

- Several of you Cottage/Villa owners asked me to get with the Lakecliff POA board, to continue the relationship of good will and harmony, between the Cottage/Villa owners and recent rules and changes
  - Billings by Goodwin
  - Costs to perform the yard maintenance chores
  - Taking competitive bids
  - The \$960 annual cost addition for Cottage/Villa owners that have fences
  - The thought of each of us Cottage/Villa owners having the option of hiring our own lawn maintenance company to service our lawn maintenance needs
- Also, there continues to be confusion in the billing provided by Goodwin, about amounts owed, late fees charged, that needs transparency, for when the amounts should begin in 2023.

# 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*

### POA Board Actions

- All Cottage/Villa's will be charged the same price for lawn maintenance, whether you have a fence or not - \$200 per month, beginning March 1, 2023.
- The Lakecliff POA board took bids on the lawn maintenance services package, and after considerations of cost, Rocky's talents, experience, knowledge of our irrigation system, the fact that Rocky lives on the property and can respond very quickly to any issue that arises around the Cottages & Villas, using Rocky's services would be far less expensive and much more efficient than changing to someone new.
- Therefore, at this time, we WILL NOT exercise the option of hiring our own lawn maintenance company to service our lawn maintenance needs. Also, most of us Cottage owners do not live here at Lakecliff full time, and Rocky's services are much more convenient.
- For the 4<sup>th</sup> time since January 2023, Goodwin will be sending us Cottage/Villa owners, a "corrected monthly bill" to pay for the lawn maintenance (\$200 per month), and the amount we owe for sub-metered water used to water our lawns, no late fees, and this time, we will be able to compare Goodwin's billing to this current update and amounts listed in this update.
- Also, Goodwin has been reminded to issue a \$215 credit (from the 2021 freeze) to each Cottage owner, to offset any of these above monthly charges.



41

## Community Engagement

- Laurie discussed all the things going on in Lakecliff
- So much has changed with regards to the Club House expansion and it will have an impact on Lakecliff

# Community Engagement Committee

## The Mission of the Committee

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

### Busy 1<sup>st</sup> Quarter

- ✓ Multiple Outreaches to Residents on
  - ✓ Security updates – Many questions handled
  - ✓ Irrigation updates
  - ✓ Lakecliff Clean-up
  - ✓ CTWC Updates
- ✓ Testing new Texting capability that comes with New Security Platform
- ✓ New signage at the Guard House installed
- ✓ Build the Lakecliff Brand every day!
- ✓ Special Events – Celebrations!



43

# Community Engagement Committee

## The Mission of the Committee

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



# Community Engagement Committee

## The Mission of the Committee

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



# Community Engagement Committee

## The Mission of the Committee

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



46

## Homeowners Forum

- Mike asked for any question or comments by the people in attendance
- Several questions had already been asked regarding finances of Lakecliff and the need for continued Annual Assessment increases – Kent addressed this – We would have better clarity once we got the Reserve Study finished
- Another question was raised on how much we were paying Matt Moore and were his fees net neutral – Kent mentioned that we pay a small monthly retainer and then ongoing fees that pertained to the actual construction review

## Adjourn

- Dan made a motion to Adjourn, seconded and the Meeting concluded
- Meeting adjourned at 11:30 AM