



Lakecliff POA Quarterly Board Meeting – April 30, 2024

Location: Lakecliff Golf Club

When: 9:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of January 22, 2024 Annual Board Meeting Minutes, 2023 Year End Financials

- Meeting Called to Order by Dan Wittner at 9:00 AM CT
- Certification of Quorum was announced – Dan Wittner
- Attendees were:
 - Dan Wittner – POA Board President
 - Kent Graham – POA Board Vice President and Treasurer
 - Scott Walther – POA Board Vice President
 - Tracie Cain – POA Board Director
 - Ira Wallace – POA Board Director
 - Steve James – ACC Committee Chair
 - Pat Trojanowsky – Cottage and Villa Committee Chair – Zoom
 - Laurie Chapman – Community Engagement Committee Chair
 - Stacy Jackson – Goodwin Property Manager
 - Mike Lange
 - Bob Randle
 - Greg James
 - Cindy James
 - Coy Scruggs
 - Ravi Chandra
 - Cynthis Kenter
 - Darris McClure
 - Sandra McClure

- January 22, 2024 Annual Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board

POA Board New Member

- Dan introduced Tracie Cain as the new POA Board Member
- Tracie and her husband Jeff live in the Villas and she has been very involved since moving to Lakecliff in every aspect of the community.
- She will be working closely with Laurie Chapman on Community Engagement

Tracie Cain



Biography

Tracie Cain was born in Pendleton, Oregon, and spent her formative years in Beaverton, Oregon, where she completed her college education at Portland State University. Her adventurous spirit and career opportunities led her to live in various states across the United States, including Wyoming, Colorado, Arizona, and California.

In 2006, Tracie made a pivotal move to San Jose, California to join a GPS startup company, where she would later meet Jeff Cain. Jeff and Tracie were married in 2013 and moved to Greenville, South Carolina. They made Lakecliff their home in 2022.

Tracie's professional journey spans 30 years in the telecommunications industry, with diverse roles in Wireless Sales, GPS technology sales, and Sales Operations. She culminated her telecom career in 2022 at Verizon, where she served as a Global Sales Operations & Enablement Manager.

Beyond her career, Tracie's deep passion for exploring the world, in 2023 she launched her own venture, "Tracie Cain Travel." Through this endeavor, she aims to share her wealth of travel knowledge and create lasting memories for her clients.

Financial Update

- Kent Graham provided and update on Q1 Financials
- Kent went through the key operating areas
- Kent called for the Board to approve the financials for Q1
- Dan Seconded the Motion
- The Board Approved



POA Summary Income Statement

Lakecliff on Lake Travis POA
Summary Income Statement
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Income				
POA	283,508	313,042	308,871	(4,171)
Cottage/Villa	14,469	63,892	63,892	-
Development	6,500	27,000	27,000	-
Irrigation	13,905	102,500	102,500	-
Total Income	318,383	506,434	502,263	(4,171)
Expense				
POA Administrative Expenses	14,613	53,590	48,126	5,464
POA Landscape Expenses	10,961	87,400	87,400	-
POA Property Expenses	6,005	41,923	46,346	(4,423)
POA Utility Expenses	749	3,500	3,500	-
Cottage/Villa Expenses	12,897	63,892	63,892	-
Development Expenses	-	34,800	34,800	-
Irrigation Expenses	22,901	98,300	98,300	-
Total Operating Expenses	68,126	383,405	382,364	1,041
Operating Net Income (Loss)	250,257	123,029	119,899	(3,130)
Non-Operating Expense				
Debt Service - Security Project Interest	132	4,030	132	3,898
Fence Repairs	-	2,500	2,500	-
Irrigation - Repairs/Maintenance	3,465	4,200	4,200	-
Road Maint & Repair	-	-	-	-
Security Project - Expenses	-	-	-	-
Total Non-Operating Expense	3,597	10,730	6,832	3,898
Fund Change	246,660	112,299	113,067	768
Beginning Reserve Balance	26,027	26,027	26,027	
Fund Change	246,660	112,299	113,067	
Ending Reserve Balance	272,687	138,326	139,094	
Targeted Operating Reserve	22,709	95,851	95,591	
Non-Operating Reserve	249,978	42,475	43,503	



7

POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Income				
Assessments - Annual POA	278,846	292,132	289,196	(2,936) 2 property owners delinquent
Lot Mowing Fee Allocation	4,168	16,600	16,600	-
Interest Income	74	1,560	300	(1,260) security loan paid off
Key/Remote Fee	-	1,250	1,250	-
Late Fee	251	500	500	-
AR Fee Income	143	1,000	1,000	-
	25	-	25	25 Did not budget
Total Income	283,508	313,042	308,871	(4,171)
Expense				
Administrative Expenses				
Accounting	250	750	750	-
Copies	1,308	2,000	2,000	-
Dues/Licenses/Permits	70	-	-	-
Admin-AR Fees	137	2,000	2,000	-
Legal Expense	2,805	20,000	15,000	5,000 No new matters on the horizon
Management Fees	3,700	14,800	14,800	-
Meeting Expense	175	2,000	2,000	-
Postage/Delivery	251	840	840	-
Social Events	-	2,500	2,500	-
Website Maint	-	1,000	1,000	-
Website Hosting	81	500	500	-
Ins-D & O	2,489	1,900	2,489	(589) Market increase
Ins-F&EC or Package	3,347	4,400	3,347	1,053 Reduced some coverages to appropriate level
Taxes-Property	-	900	900	-
Total Administrative Expenses	14,613	53,590	48,126	5,464



8



POA

Lakecliff on Lake Travis POA
Income Statement - POA
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Landscape				
Landscape-Lot Mowing	-	16,600	16,600	-
Landscape-Common Area	10,510	64,500	64,500	-
Landscape-Supplies	-	3,100	3,100	-
Landscape-Sprinklers	451	3,200	3,200	-
Total Landscape	10,961	87,400	87,400	-
Property Expenses				
Entry Gate Maintenance	-	1,500	1,500	-
Keys/Locks	-	915	915	-
Mailbox/Guard House Maint/Repair	-	2,000	2,000	-
Landscape Lights	-	700	700	-
Maint/Repair	-	3,600	3,600	-
Security/Monitoring	6,005	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	-	400	400	-
Total Property Expenses	6,005	41,923	46,346	(4,423)
Utility Expenses				
Internet - Security	170	700	700	-
Electric	579	2,800	2,800	-
Tel/Cell/Pager	-	-	-	-
Total Utility Expenses	749	2,800	2,800	-
Total Operating Expense	32,329	185,713	184,672	1,041
Operating Income (Loss)	251,180	127,329	124,199	(3,130)
Non-Operating Expenses				
Security Project - expenditures	-	-	-	-
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)	251,048	120,799	121,567	768



9

Irrigation

Lakecliff on Lake Travis POA
Income Statement - Irrigation
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Income				
Irrigation System Revenue	12,536	90,000	90,000	-
Irrigation System - Set up fees	1,369	12,500	12,500	-
Total Income	13,905	102,500	102,500	-
Expense				
Meter Reading	1,107	6,200	6,200	-
Raw Water	18,376	74,000	74,000	-
Raw Water - Res. Water Facility	3,200	9,600	9,600	-
New Meters	219	2,500	2,500	-
Irrigation Install	-	6,000	6,000	-
Total Expense	22,901	98,300	98,300	-
Non-Operating Expense				
Irrigation - Repairs/Maintenance	3,465	4,200	4,200	-
Total Non-Operating Expenses	3,465	4,200	4,200	-
Total Expenses	26,366	102,500	102,500	-
Fund Change - Cash Increase (Decrease)	(12,461)	-	-	-



10



Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Income				
Arch Review Fee	2,500	6,500	6,500	-
New Construction Mgmt Fee	4,000	20,500	20,500	-
Total Income	6,500	27,000	27,000	-
Expense				
Administrative Expenses				
Development Services	-	34,800	34,800	-
Total Expense	-	34,800	34,800	-
Fund Change - Cash Increase (Decrease)	6,500	(7,800)	(7,800)	-



11

Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD March 31, 2024

	YTD 2024 Actual	2024 Budget	Projected	Projected vs Budget
Income				
Cottage Landscape Maintenance Allocation	13,658	57,156	57,156	-
Cottage Landscape Seasonal Allocation	812	4,736	4,736	-
Set-up Fees	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	2,000	2,000	-
Total Income	14,469	63,892	63,892	-
Expense				
Landscape-Cottage Recurring	9,526	57,156	57,156	-
Landscape-Seasonal	3,325	4,736	4,736	-
Landscape-Cottage Sprinkler Repairs	46	2,000	2,000	-
Total Expense	12,897	63,892	63,892	-
Fund Change - Cash Increase (Decrease)	1,573	-	-	-



12



Balance Sheet

Lakecliff on Lake Travis POA
Balance Sheet
Period 03/31/2024

Assets		
<u>Cash</u>		
Cking - Western Alliance	259,315.41	
Cking - Arrowhead Bank	6,789.91	
Cking - Arrowhead Construction Deposit	30,076.45	
MMA Reserve - Western Alliance	9,756.15	
Total Cash	305,937.92	
Total Assets		305,937.92
Liabilities & Equity		
<u>Other Liabilities</u>		
Construction Deposits	30,000.00	
Total Other Liabilities	30,000.00	
<u>Prepaid Assessments</u>		
Prepayments	3,251.23	
Total Prepaid Assessments	3,251.23	
Total Fund Balance	272,686.69	
Total Liabilities & Equity		305,937.92





5 Year Plan Update

- Kent continued with an update to the 5 Year Plan
- Several questions were asked about assessment increases
- Kent mentioned that the plan as of now was to have assessment increases over the next few years but level off with COLA increases
- Cost of maintaining the Roads and other key infrastructure is costly
- Kent mentioned that if these projections for costs change, we will have to revisit the 5 Year Plan

Consolidated 5 Year Plan

Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan
Inflation

			5%	3%	3%	3%	3%
	2022	2023	2024	2025	2026	2027	2028
	20%	20%	Projected	20%	6%	3%	3%
Annual Assessment per Lot	\$ 1,020	\$ 1,224	\$ 1,468	\$ 1,762	\$ 1,867	\$ 1,923	\$ 1,981
Income							
POA Income							
Assessments - Annual POA	202,805	241,128	289,196	350,558	371,592	382,740	394,222
Lot Mowing Fee Allocation	20,697	8,559	16,600	17,098	17,611	18,139	18,683
Interest Income	755	928	300	150	150	150	150
Gate Access Tags	225	4,235	1,250	500	500	500	500
Late Fee	322	994	500	500	500	500	500
AR Fee Income	635	2,355	1,025	1,000	1,000	1,000	1,000
Total POA Income	225,439	258,199	308,871	369,806	391,353	403,029	415,055
Cottages Income							
Landscape Maintenance	27,757	38,134	57,156	61,079	62,911	64,799	66,743
Landscape Seasonal	34,492	3,116	4,736	5,366	6,080	6,888	7,804
Setup Fees	-	311	-	-	-	-	-
Sprinklers Repair-Reimb	867	416	2,000	2,000	2,000	2,000	2,000
Total Cottages Income	63,116	41,977	63,892	68,445	70,991	73,687	76,547
Development Income							
Arch Review Fee	32,000	12,500	6,500	6,500	6,500	6,500	6,500
Construction Mgmt Fee	32,000	11,000	20,500	20,500	20,500	20,500	20,500
Total Development Income	64,000	23,500	27,000	27,000	27,000	27,000	27,000
Irrigation Income							
Revenue	76,382	94,884	90,000	45,000	90,000	90,000	90,000
Irrigation System - Set up fees	17,500	28,000	12,500	12,500	12,500	12,500	12,500
Total Irrigation Income	93,882	122,884	102,500	57,500	102,500	102,500	102,500
Total Income	446,437	446,560	502,263	522,751	591,844	606,216	621,102





Consolidated 5 Year Plan

Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan
Inflation

	2024		2025		2026		2027		2028	
	20%	20%	20%	20%	6%	3%	3%	3%	3%	3%
Increase in Assessment										
Annual Assessment per Lot	\$ 1,020	\$ 1,224	\$ 1,468	\$ 1,762	\$ 1,867	\$ 1,923	\$ 1,981			
Expense										
POA Admin Expenses										
Accounting	475	615	750	770	790	810	830			
Bank Charges	70	17	-	-	-	-	-			
Copies	2,043	3,122	2,000	2,000	2,000	2,000	2,000			
Admin-AR Fees	4,817	875	2,000	2,000	2,000	2,000	2,000			
Legal Expense	27,699	16,462	15,000	12,000	12,000	12,000	12,000			
Management Fees	13,713	14,124	14,800	15,200	15,700	16,200	16,700			
Meeting Expense	1,415	2,325	2,000	2,000	2,000	2,000	2,000			
Misc General Expense	72	7,140	-	-	-	-	-			
Postage/Delivery	569	574	840	870	900	930	960			
Social Events	2,177	514	2,500	2,500	2,500	2,500	2,500			
Website Maint	950	2,503	1,000	1,000	1,000	1,000	1,000			
Website Hosting	322	325	500	500	500	500	500			
Ins-D & O	-	1,841	2,489	2,600	2,700	2,800	2,900			
Ins-F&EC or Package	5,153	4,186	3,347	3,400	3,500	3,600	3,700			
Ins-Liability	774	-	-	-	-	-	-			
Taxes-Property	-	769	900	950	1,000	1,050	1,100			
Total POA Admin Expenses	60,249	55,392	48,126	45,790	46,590	47,390	48,190			
POA Landscape Expenses										
Landscape-Lot Mowing	16,600	16,600	16,600	16,600	16,600	16,600	16,600			
Landscape-Common Area Recurring	62,677	63,775	64,500	66,500	68,500	70,600	72,800			
Landscape-Supplies	2,808	2,154	3,100	3,200	3,300	3,400	3,600			
Landscape-Sprinklers	1,505	2,577	3,200	3,300	3,400	3,600	3,800			
Total POA Landscape Expenses	98,094	85,106	87,400	89,600	91,800	94,200	96,800			
POA Property Expenses										
Entry Gate Maintenance	12,410	1,965	1,500	1,500	1,500	1,500	1,500			
Gate Access Tags	-	9,911	915	500	500	500	500			
Mailbox/Guard House Maint/Repair	1,488	380	2,000	2,000	2,000	2,000	2,000			
Landscape Lights	2,070	695	700	700	700	700	700			
Maint/Repair	6,210	6,551	3,600	3,600	3,600	3,600	3,600			
Security/Monitoring	3,107	11,729	36,031	31,608	31,608	31,608	31,608			
Signage Install/Maint	564	5,007	1,000	1,000	1,000	1,000	1,000			
Street Light Maint/Repair	-	-	200	200	200	200	200			
Water Feature Maint	325	291	400	400	400	400	400			
Total POA Property Expenses	26,174	36,529	46,346	41,508	41,508	41,508	41,508			



16

Consolidated 5 Year Plan

Lakecliff on Lake Travis POA
Income Statement - Consolidated
Five Year Plan
Inflation

	2024		2025		2026		2027		2028	
	20%	20%	20%	20%	6%	3%	3%	3%	3%	3%
Increase in Assessment										
Annual Assessment per Lot	\$ 1,020	\$ 1,224	\$ 1,468	\$ 1,762	\$ 1,867	\$ 1,923	\$ 1,981			
Expense										
POA Utility Expenses										
Internet - Security	-	722	700	700	700	700	700			
Electric	2,368	2,672	2,800	2,900	3,000	3,100	3,200			
Tel/Cell/Pager	1,589	1,441	-	-	-	-	-			
Total POA Utility Expenses	3,955	4,835	3,500	3,600	3,700	3,800	3,900			
Cottages Expense										
Landscape-Recurring	40,383	59,535	57,156	59,300	64,300	69,200	69,200			
Landscape-Cottage Seasonal	4,874	6,119	4,736	5,366	6,080	6,888	7,804			
Landscape-Sprinkler Repairs	4,377	2,430	2,000	2,000	2,000	2,000	2,000			
Total Cottages Expense	49,634	68,084	63,892	66,666	72,380	78,088	79,004			
Development Expenses										
Development Services	59,645	83,000	34,800	34,800	34,800	34,800	34,800			
Total Development Expenses	59,645	83,000	34,800	34,800	34,800	34,800	34,800			
Irrigation										
Meter Reading	4,624	5,539	6,200	6,200	6,200	6,200	6,200			
Raw Water	64,549	89,893	74,000	37,000	74,000	74,000	74,000			
Raw Water - Water Facility	8,800	9,600	9,600	9,600	9,600	9,600	9,600			
New Meters	3,970	4,277	2,500	2,500	2,500	2,500	2,500			
Irrigation Install	-	16,357	6,000	6,000	6,000	6,000	6,000			
Total Irrigation	81,943	125,666	98,300	61,300	98,300	98,300	98,300			
Total Operating Expenses	379,694	458,612	382,364	343,264	389,078	398,086	402,502			
Operating Net Income (Loss)	66,743	(12,052)	119,899	179,487	202,766	208,130	218,600			
Non-Operating Expense										
Debt Service - Security Project Interest	604	3,734	132	-	-	-	-			
Fence Repairs	14,946	7,555	2,500	2,600	15,000	2,800	16,400			
Irrigation - Repairs/Maintenance	4,811	19,161	4,200	5,000	5,000	5,000	5,000			
Road Maint & Repair	75,470	-	-	162,000	87,000	91,000	95,000			
Security Project - Expenses	119,714	33,199	-	-	-	-	-			
Total Non-Operating Expense	215,545	63,649	6,832	169,600	107,000	98,800	116,400			
Fund Change	(148,802)	(75,701)	113,067	9,887	95,766	109,330	102,200			
Beginning Reserve Balance	250,530	101,728	26,027	139,094	148,981	244,747	354,077			
Fund Change	(148,802)	(75,701)	113,067	9,887	95,766	109,330	102,200			
Ending Reserve Balance	101,728	26,027	139,094	148,981	244,747	354,077	456,277			
Targeted Operating Reserve	126,565	114,653	95,591	85,816	97,269	99,522	100,626			
Non-Operating Reserve	-	-	43,503	63,165	147,478	254,556	355,651			
Projected Reserve Needed @ End of Year per Reserve Study	46,448	46,448	46,448	42,732	145,430	244,626	343,493			



17



Key Operating Areas

- Dan began with Security
- Dan said that the License Plate Reader (LPR) was just installed and it should be fully functional shortly
- Dan continued with information numbers of members and guest coming to Lakecliff
-

Security

- Implemented New Technology Platform TekWave in late April 2023
- License Plate Reader – New Server just installed - Testing in coming week
- Stats for 2023 – As of 4.26.2024
 - 75,811 Transactions processed
 - 46,360 Gate Tags read
 - 29,442 Visitor QR codes read
 - 15,905 – Contractors
 - 5,765 – Visitors
 - 7,383 - Permanent Visitors
 - 389 – Parties
 - Actual transactions normalized to count tailgating at multiplier of 1.5 = ~113,716
 - Number of People based on occupancy multiplier of 1.5 = ~170,575
 - Average Entries daily were 80

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.



20

Roads

- Scott Walther gave an update on Roads
- Scott said we have another assessment of the Road shortly
- A question regarding Speed Bumps for Section 11 was raised
- A number of the residents from Section 11 (comprised of Cottages and Villas) voiced support
- The Board agreed to review and make a decision

Roads

- The POA is holding on any further road repairs in 2024 so we can consolidate our repairs
- This gives our contractors a better financial incentive as well as allows the POA to accumulate funds to support the initiative
- Costs have increases significantly and we need to be prudent
- The POA will take action to make emergency repairs that effect the base of the roads
- The POA Board understands that there are areas that need some work and we will address in 2025 unless the issues become critical
- The intent is always to work within our budget and not require a Special Assessment

Fences

- Scott Walther gave an update on Fences and actions to be taken
- We will focus on Spot Repairs for now

Fence Priorities

- Lakecliff has over 9,000+ feet of fence line to maintain
- The POA Board believe that we have addressed the major issue with the fences in 2023
- 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

- Ira Wallace gave an update
- Some questions were raised on people watering outside of hours
- The issue continues and we have addressed with a new pricing grid to impact overwatering

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
- Aqua Texas will begin review of RPZs in Lakecliff in 2024
- Irrigation options to be limited to POA Irrigation and Lake Straws going forward in 2024. **No Aqua water** will be allowed for Irrigation



23

Water Conservation and Drought Planning

- Dan Wittner led the discussion on the water situation
- LCRA is in Stage 2 and it is mandatory to follow the guidelines
- Several folks discussed the impacts and their concerns
- Dan mentioned that we need to ensure no one is using Aqua Water to irrigate
- Aqua and Lakecliff will eliminate RPZs tied to Aqua to stop any usage for irrigation
- We want to protect our drinking water
- We discussed the impact of the contract that Lakecliff Golf Club has with LCRA and the “flow downs” the POA must abide by.
- Please follow the Stage 2 restrictions



Water Conservation - Reminder

LCRA Notice

"Due to extremely dry conditions throughout the basin, LCRA is implementing drought response Stage 2 under the Drought Contingency Plan

You and other domestic use, temporary, and landscape irrigation and recreational use water customers should continue following the maximum once-per-week watering schedule:

Saturdays for addresses ending in odd numbers.

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 however, due to severity of the Drought, we are at 1 day a week



Committee Updates – Community Engagement

- Laurie presented that we did a lot of wonderful things in Q1
- She ran through all the activities

Community Engagement Committee

The Mission of the Committee

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

- ✓ Welcome Packet – Continuous Updates (Things keep changing all the time)
- ✓ Website Updates – Added new sections and updates legal documents
- ✓ Multiple Outreaches to Residents
 - ✓ Security updates – Change your QR codes
 - ✓ POEs on Hayne Flat!!! OMG!!!
 - ✓ Water Conservation
 - ✓ Obituaries
- ✓ Special Events – Celebrations!
 - ✓ Easter
 - ✓ Putts for Pups
- ✓ Build the Lakecliff Brand every day!



27

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



Committee Updates – ACC

- Steve James Presented the ACC update
- Discussed the history of the ACC in the community and what they have tried to do
- The issue with Violation letters came-up
- The Board asked to review the Violation letters – Want to ensure the tone is correct
- Post that, the ACC will be allowed to send Violation letters with Copy to the Board
- Steve continued to discuss the need to update the ACC Rules and Regulations Document
- The Board asked to review the document
- The ACC will send the Document to the POA Board



ACC

New Building/Exterior Renovation Activity: Very Slow

In Process

- 4 Villas
- 2 Residential Homes
- 2 Pool/Major Landscaping

In planning

- 2 Residential Homes



31

ACC

Friendly Reminders to Home/Property Owners

1. All exterior renovation plans (building, driveway, paint colors, fences, landscaping including yard art, pool, etc.) must be submitted to the ACC for approval before work can begin
2. Resident vehicles must be parked in garages or completely screened from the view of neighbors or street over night (Except for Section 11 - Villas/Cottages)
3. Trailers, boats, RV's, etc. are not to be parked on your property in your neighbor's view
4. Dogs are to be walked on leashes at all times
5. The Golf Club is not part of the POA and therefore not subject to POA rules and regulations. All other property within Lakecliff is subject to POA rules and regulations.
6. All lots are to use POA water or lake water for irrigation. Aqua Texas water is not to be used for irrigation.



32



Committee Update – Cottage and Villa Committee

- Pat Trojanowsky presented the update
- Discussed the Mission of the Committee
- Discussed the current tax issues to the Residents of the Cottages and Villas

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

When I was preparing my report for the Lakecliff POA Annual Meeting held on January 27, 2024, I found that we 14 cottage owners had received our tax bills for 2023, from Burnet and Travis counties, and they actually “revalued our 14 cottages” at an increased rate that more than doubled the valuation of 2022 and 2021.

Now that we all received our tax bills and paid them, was your cottage taxes you just paid, more than double the taxes paid in 2022 and 2021?

Also, I reported that on November 7, 2023, Texas voters approved the \$18 billion property tax reduction bill, sponsored by the Governor of Texas and passed by the Texas Senate, and I did receive a “generous reduction” of my tax bill for 2023 on property I own in Harris County, Texas, but nothing for property I own in Burnet and Travis County, Texas.

Have you gotten any relief on cottage property valuation increases or taxes owed for 2023, in Burnet or Travis county?

As I stated in my January 27, 2024 report, as Chairman of the Cottage Committee for the Lakecliff POA, I would meet with Burnet and Travis counties, for an explanation of “why”, such tremendous increase in property values and taxes occurred, which I have done.



34

Cottage and Villa Committee

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Well, most of you 14 cottage owners did have a response.

2 or 3 of you had a “Homestead Exemption”, and got some “slight relief”, but most of us “filed protests” against Burnet and Travis Counties, because we got “no relief”.

So far, those of us that did file a protest against Burnet and Travis counties are getting no relief where the protest companies are being told that the cottages are “like style properties” to those built 2 years ago, that sold for these increased amounts of money, even though the new ones are 20 years newer, 300 sq. Ft. Larger, have 2 car garages and “state of the art” appliances.

That type of reasoning makes no sense to me, because our 14 cottages are not “like style properties” compared to the new ones.

The taxing authorities for Burnet and Travis Counties are following no reasonable pattern or factual comparison to raise our cottage valuations.

The 3 protest companies I am dealing with, will almost guarantee, that because the “like style property” or any other “factual comparison” or “pattern being followed” by these 2 counties, will cause them to reduce these tremendous increases during 2024, to a more reasonable valuation of our 14 cottages.

So, lets keep these “protests in place”!



35



Homeowners Forum

- Several questions were raised throughout the presentation. None during this section.
- Dan asked if the attendees liked having at the Lakecliff Golf Club
- The attendees were very positive and it was concluded to continue at the Golf Club

Dan called for the meeting to Adjourn and it was seconded

Meeting Adjourned at 10:51 AM CT