



Lakecliff POA Q1 2025 Board Meeting – April 23, 2025

Location: Lakecliff Golf Club

When: 9:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum, Approval of January 25, 2025 POA Annual Board Meeting Minutes, Full Year 2024 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 - Zoom
 - Tracie Cain – POA Board Director
 - Ira Wallace – POA Board Director
 - Steve James – ACC Committee Representative
 - Laurie Chapman – Community Engagement Committee Chair
 - Stacy Jackson – Goodwin Property Manager
 - Kelli Appelbaum
 - Gordon Walker
 - Beverly Graham
 - Richard Laube
 - Sandra McClure
 - Sally Stiles
 - Mike Lange
 - Darris McClure – Zoom
 - Pat Trojanowski – Zoom
 - Neal Cukebaum – Zoom
 - Dr. Jeff Gassoway, Superintendent MFISD - Speaker
- January 2025 Annual Board Meeting Minutes Approval – Dan motioned to approve, Kent seconded – Approved by the Board



Financial Results

- Kent reviewed the financials in detail
- Key point raised is that we are accumulating funds to begin road work in 2026
- Kent asked for questions
- Motioned to Approve the Financials
- Seconded and Approved

POA Summary Income Statement

Lakecliff on Lake Travis POA Summary Income Statement YTD March 31, 2025

	YTD Actual	2025 Budget	Projected	Projected Over (Under) Budget
Income				
POA	344,084	369,017	365,495	(3,522)
Cottage/Villa	16,623	69,300	69,300	-
Development	13,000	13,000	13,000	-
Irrigation	43,683	125,000	125,000	-
Total Income	417,390	576,317	572,795	(3,522)
Expense				
POA Administrative Expenses	14,159	43,125	43,403	278
POA Landscape Expenses	13,237	90,520	90,520	-
POA Property Expenses	16,121	53,831	62,767	8,936
POA Utility Expenses	828	3,500	3,500	-
Cottage/Villa Expenses	31,336	69,300	69,300	-
Development Expenses	34,000	40,000	34,000	(6,000)
Irrigation Expenses	14,945	103,300	103,300	-
Total Operating Expenses	124,626	403,576	406,790	3,214
Operating Net Income (Loss)	292,763	172,741	166,005	120,022
Non-Operating Expense				
Fence Repairs	-	15,000	15,000	-
Road Maint & Repair	-	-	-	-
Total Non-Operating Expense	-	15,000	15,000	-
Fund Change	292,763	157,741	151,005	135,022
Beginning Reserve Balance	148,094	148,094	148,094	-
Fund Change	292,763	157,741	151,005	135,022
Ending Reserve Balance	440,857	305,835	299,099	135,022



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POA

Lakecliff on Lake Travis POA Income Statement - POA YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Income					
Assessments - Annual POA	336,351	346,917	10,566	343,395	(3,522) 2 property owners delinquent
Lot Mowing Fee Allocation	6,858	16,800	9,942	16,800	-
Interest Income	63	300	237	300	-
Key/Remote Fee	30	3,500	3,470	3,500	-
Late Fee	412	500	88	500	-
AR Fee Income	370	1,000	630	1,000	-
Total Income	344,084	369,017	24,933	365,495	(3,522)
Expense					
Administrative Expenses					
Accounting	303	1,025	722	1,025	-
Copies	1,175	1,000	(175)	2,000	1,000
Admin-AR Fees	164	2,000	1,836	2,000	-
Legal Expense	1,370	10,000	8,630	10,000	-
Management Fees	3,611	15,244	11,433	15,244	-
Meeting Expense	200	800	600	800	-
Postage/Delivery	130	500	370	500	-
Social Events	-	2,500	2,500	2,500	-
Website Maint	-	1,000	1,000	1,000	-
Website Hosting	130	500	370	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	14,159	43,125	28,966	43,403	278



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POA

Lakecliff on Lake Travis POA Income Statement - POA YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Landscape					
Landscape-Lot Mowing	-	16,800	16,800	16,800	-
Landscape-Common Area	10,850	63,520	52,670	63,520	-
Landscape-Seasonal	1,755	3,500	1,745	3,500	-
Landscape-Supplies	-	3,500	3,500	3,500	-
Landscape-Sprinklers	633	3,200	2,567	3,200	-
Total Landscape	13,237	90,520	77,283	90,520	-
Property Expenses					
Entry Gate Maintenance	-	2,000	2,000	2,000	-
Property & Vendor Management	1,200	4,800	3,600	4,800	-
Gate Access Tags	-	3,000	3,000	3,000	-
Mailbox/Guard House Maint/Repair	396	1,500	1,105	1,500	-
Landscape Lights	-	200	200	200	-
Maint/Repair	-	3,600	3,600	3,600	-
Security/Monitoring	9,008	36,031	27,023	36,031	-
Signage Install/Maint	-	2,000	2,000	2,000	-
Street Light Maint/Repair	-	200	200	200	-
Water Feature Maint	5,518	500	(5,018)	9,436	8,936 Leak repair
Total Property Expenses	16,121	53,831	37,710	62,767	8,936
Utility Expenses					
Internet - Security	170	900	730	900	-
Electric	659	2,600	1,942	2,600	-
Total Utility Expenses	828	3,500	2,672	3,500	-
Total Operating Expense	44,346	190,976	146,630	200,190	9,214
Operating Income (Loss)	299,738	178,041	(121,697)	165,305	121,697
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)	299,738	163,041	(136,697)	150,305	(12,736)



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Irrigation

Lakecliff on Lake Travis POA Income Statement - Irrigation YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Income					
Irrigation System Revenue	43,683	120,000	76,317	120,000	-
Irrigation System - Set up fees	-	5,000	5,000	5,000	-
Total Income	43,683	125,000	81,317	125,000	-
Expense					
Meter Reading	869	6,200	5,331	6,200	-
Raw Water	9,986	80,000	70,014	80,000	-
Raw Water - Res. Water Facility	2,400	9,600	7,200	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	14,945	103,300	88,355	103,300	-
Fund Change - Cash Increase (Decrease)	28,738	21,700	(7,038)	21,700	-



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Development

Lakecliff on Lake Travis POA
Income Statement - Development
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Income					
Arch Review Fee	5,000	5,000	-	5,000	-
New Construction Mgmt Fee	8,000	8,000	-	8,000	-
Total Income	13,000	13,000	-	13,000	-
Expense					
Administrative Expenses					
Development Services	34,000	40,000	6,000	34,000	(6,000)
Total Expense	34,000	40,000	6,000	34,000	(6,000)
Fund Change - Cash Increase (Decrease)	(21,000)	(27,000)	(6,000)	(21,000)	6,000

Vendor switched to annual billing cycle



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Cottages

Lakecliff on Lake Travis POA
Income Statement - Cottages
YTD March 31, 2025

	YTD Actual	2025 Budget	Remaining Budget	Projected	Projected Over (Under) Budget
Income					
Cottage Landscape Maintenance Allocation	16,562	62,400	45,838	62,400	-
Cottage Landscape Seasonal Allocation	61	5,400	5,339	5,400	-
Set-up Fees	-	-	-	-	-
Sprinklers Repair Revenue - Cottages	-	1,500	1,500	1,500	-
Total Income	16,623	69,300	52,677	69,300	-
Expense					
Landscape-Cottage Recurring	29,309	62,400	33,091	62,400	-
Landscape-Seasonal	1,181	5,400	4,219	5,400	-
Landscape-Cottage Sprinkler Repairs	846	1,500	654	1,500	-
Total Expense	31,336	69,300	37,964	69,300	-
Fund Change - Cash Increase (Decrease)	(14,713)	-	14,713	-	-



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Balance Sheet

Lakecliff on Lake Travis POA **Balance Sheet** Period 12/31/2024

Assets		
<u>Cash</u>		
Cking - Western Alliance	431,092.81	
Cking - Arrowhead Bank	3,787.33	
Cking - Arrowhead Construction	40,284.77	
MMA Reserve - Western Alliance	9,770.76	
Total Cash	484,935.67	
Total Assets		484,935.67
Liabilities & Equity		
<u>Other Liabilities</u>		
Construction Deposits	40,000.00	
Total Other Liabilities	40,000.00	
<u>Prepaid Assessments</u>		
Prepayments	4,078.25	
Total Prepaid Assessments	4,078.25	
Total Fund Balance	440,857.42	
Total Liabilities & Equity		484,935.67



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Security

- Dan did a quick recap of all activity in the community

Security

- Stats for YTD 2025 – Through April 12, 2025
 - 27,325 Transactions processed
 - 11,252 Gate Tags read
 - 1. 7,025 Visitor QR codes read
 - 1,868 – Contractors
 - 1,986 – Visitors
 - 3,160 - Permanent Visitors
 - 11 – Parties
 - LPRs Read – 27,325
- Number of People entering Lakecliff based on occupancy multiplier of 1.5 = ~40,988
- Adoption of TekControl Visitor Management is up significantly
- TekControl Visitor Management LPR Input adoption is still low



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Roads

- Not much to update as we have been monitoring and are looking at 2026 to begin certain projects

Roads

- Will begin discussions in Q2 and 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

Fencing

- Ira gave a quick update on fencing and upcoming repairs
- Painting should begin in Q3

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 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

- Ira gave a quick update on Irrigation
- Since the repairs, we have seen minimal disruption

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
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Water Conservation

- Dan continued to discuss the Water Conservation actions the community is doing.
- Dan mentioned that we are in Stage 2
- 1 time weekly watering is the maximum



Water Conservation - Reminder

LCRA Notice

Lakecliff is under Stage 2 Water Conservation Notice. You and other domestic use, temporary, and landscape irrigation and recreational use water customers should following the maximum **Once-per-week** watering schedule:

- Saturdays for addresses ending in odd numbers
- Sundays for addresses ending in even numbers
- Fridays for POA
- 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



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Committee Updates – Community Engagement

- Laurie presented that there was a lot going on in 2025.
- New Neighbors added and progress on Natural Gas
- She updated on Marble Falls School District
- And....Eater Celebration

Community Engagement Committee

The Mission of the Committee

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

- ✓ Easter Bunny - April 20th
- ✓ Gas - Waiting on BCL - still an option
- ✓ Water - LCRA meeting April 29th - will send out update
- ✓ Printed Directories Available
- ✓ Updating POA Packet continually
- ✓ Updating For Sale/For Rent list on website
- ✓ Lakecliff Advocate
 - ✓ Spectrum
 - ✓ AQUA
 - ✓ LCRA
 - ✓ Ann Howard
- ✓ Special Events – Celebrations!
- ✓ **Build the Lakecliff Brand every day!**



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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



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
- Activity is steady but slow

ACC

New Building/Exterior Renovation Activity

In Process

- 3 new homes under construction
- 3 in various stages of planning (start dates are not determined)

General Comments

- Neighbors are being more consistent in obtaining approval for exterior renovations and upkeep
- Have begun sending courtesy notices for compliance with screening HVAC and other exterior structures



Special Guest – Superintendent of Marble Falls

- He discussed the upcoming Tax Vote and gave details
- He walked through what MFSD is doing to invest these dollars

Homeowners Forum

- Several questions were raised throughout the presentation.
- One issue that was discussed was Section 11 Landscaping
- The POA Board deferred this to a follow-up meeting

Dan called for the meeting to Adjourn and it was seconded.

Meeting Adjourned at 12:00 PM CT