



Lakecliff
ON LAKE TRAVIS

Lakecliff on Lake Travis

POA Meeting

October 29, 2021

Agenda

- Call to Order - Mike
- Certification of Quorum - Mike
- Review/Approval of Minutes - Mike
- Review/Approval of Financial Statements - Laura
- Director Election - Dan Wittner Position up for election for effective January 2022
- ACC Update – Steve
- Firewise - Mike/Dan
- Security - Al/Dan
- Website/Member Communication - Laurie/Dan
- Cottage Landscape & Paint - Laurie/Mike
- New Legislation compliance - Dan
- Conflict of Interest Policy - Mike
- Water/Irrigation - Dan/Laurie/Mike/Steve
- Roads - Laurie/Mike
- Fence Painting - Laurie/Mike
- Budget 2022 - Board
- Workshops for Water/Irrigation and Security Mike/Dan
- Homeowners Forum (Limited to 2 minutes per Person)
- Adjourn

Call to Order,
Certificate of
Quorum, Previous
Meeting Minutes,
Financial Updates



Lakecliff
ON LAKE TRAVIS

Q3 Financials

September

Lakecliff on Lake Travis POA

Balance Sheet

Period 09/30/2021

Assets

Cash

Cking - Western Alliance	54,342.81	
MMA Reserve - Western Alliance	102,071.70	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>339,905.12</u>	
Total Assets		<u><u>339,905.12</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	2,891.66	
Total Prepaid Assessments	<u>2,891.66</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	120,096.99	
Total Fund Balance	<u>337,013.46</u>	
Total Liabilities & Equity		<u><u>339,905.12</u></u>

Q3 Financials

September

Lakecliff on Lake Travis POA

Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Income				
Assessments - Annual POA	(40.88)	-0.73%	168,637.61	56.49%
Assessments - Cottage Maintenance	0.00	0.00%	29,255.07	9.80%
Lot Mowing Fee	367.04	6.56%	6,158.42	2.06%
Arch Review Fee	0.00	0.00%	27,500.00	9.21%
Construction Fee - Non-refundable	0.00	0.00%	24,500.00	8.21%
Interest Income	13.84	0.25%	557.28	0.19%
Key/Remote Fee	0.00	0.00%	250.00	0.08%
Late Fee	0.00	0.00%	299.03	0.10%
AR Fee Income	0.00	0.00%	155.00	0.05%
Legal Expense Reimb	0.00	0.00%	1,373.61	0.46%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.03%
Irrigation System Revenue	5,255.36	93.92%	34,732.94	11.64%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.67%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	5,595.36	100.00%	298,513.86	100.00%
Total Income	5,595.36	100.00%	298,513.86	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.28%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.01%
Copies	26.80	0.22%	698.03	0.39%
Admin-AR Fees	2.00	0.02%	77.00	0.04%
Legal Expense	800.54	6.48%	13,849.07	7.76%
Management Fees	1,110.00	8.98%	9,990.00	5.60%
Meeting Expense	0.00	0.00%	525.00	0.29%
Other Professional Svcs	1,314.00	10.63%	5,317.00	2.98%
Postage/Delivery	12.62	0.10%	287.42	0.16%
Social Events	1,000.00	8.09%	3,435.39	1.93%
Website Maint	250.00	2.02%	250.00	0.14%
Website Hosting	26.65	0.22%	319.80	0.18%
Ins-Liability	0.00	0.00%	4,184.00	2.35%
Taxes-Federal Income	0.00	0.00%	76.00	0.04%
Total Administrative Expenses	4,542.61	36.75%	39,528.71	22.16%
Irrigation				
Meter Reading	402.68	3.26%	3,978.48	2.23%
Raw Water	0.00	0.00%	24,425.51	13.69%
Raw Water - Res. Water Facility	0.00	0.00%	7,200.00	4.04%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.23%
New Meters	52.50	0.42%	547.50	0.31%
Total Irrigation	455.18	3.68%	36,562.84	20.49%
Landscape				
Landscape-Common Area Seasonal	0.00	0.00%	6,733.85	3.77%
Landscape-Lot Mowing	0.00	0.00%	8,200.00	4.60%
Landscape-Common Area Recurring	3,998.86	32.35%	39,070.56	21.90%
Landscape-Cottage Recurring	2,437.22	19.72%	24,629.88	13.80%
Landscape-Cottage Seasonal	0.00	0.00%	14,275.17	8.00%
Landscape-Supplies	0.00	0.00%	672.33	0.38%
Landscape-Sprinklers	0.00	0.00%	395.00	0.22%
Landscape-Cottage Sprinkler Repairs	318.15	2.57%	933.15	0.52%
Total Landscape	6,754.23	54.64%	94,909.94	53.20%
Property Expenses				
Access Ctrl-Maint	0.00	0.00%	135.00	0.08%
Entry Gate Maintenance	85.13	0.69%	663.47	0.37%

Q3 Financials

September

Lakecliff on Lake Travis POA

Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Mailbox/Guard House Maint/Repair	0.00	0.00%	67.86	0.04%
Landscape Lights	0.00	0.00%	154.36	0.09%
Maint/Repair	219.47	1.78%	2,098.02	1.18%
Security/Monitoring	0.00	0.00%	1,191.96	0.67%
Signage Install/Maint	0.00	0.00%	373.93	0.21%
Street Light Maint/Repair	0.00	0.00%	52.50	0.03%
Water Feature Maint	0.00	0.00%	175.00	0.10%
Total Property Expenses	304.60	2.46%	4,912.10	2.75%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.56%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.56%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	192.35	1.56%	1,597.57	0.90%
Tel/Cell/Pager	112.16	0.91%	905.71	0.51%
Total Utility Expenses	304.51	2.46%	2,503.28	1.40%
Total Expense	12,361.13	100.00%	178,416.87	100.00%
Fund Change	(6,765.77)		120,096.99	

Q3 Financials

August

Lakecliff on Lake Travis POA

Balance Sheet

Period 08/31/2021

Assets

Cash

Cking - Western Alliance	60,741.21	
MMA Reserve - Western Alliance	102,059.12	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>346,290.94</u>	
Total Assets		<u><u>346,290.94</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	2,511.71	
Total Prepaid Assessments	<u>2,511.71</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	126,862.76	
Total Fund Balance	<u>343,779.23</u>	
Total Liabilities & Equity		<u><u>346,290.94</u></u>

Q3 Financials

August

Lakecliff on Lake Travis POA

Income Statement

Period 8/1/2021 To 8/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Income				
Assessments - Annual POA	0.00	0.00%	168,678.49	57.59%
Assessments - Cottage Maintenance	(286.70)	-2.88%	29,255.07	9.99%
Lot Mowing Fee	0.00	0.00%	5,791.38	1.98%
Arch Review Fee	2,500.00	25.12%	27,500.00	9.39%
Construction Fee - Non-refundable	0.00	0.00%	24,500.00	8.36%
Interest Income	14.74	0.15%	543.44	0.19%
Key/Remote Fee	0.00	0.00%	250.00	0.09%
Late Fee	0.00	0.00%	299.03	0.10%
AR Fee Income	0.00	0.00%	155.00	0.05%
Legal Expense Reimb	0.00	0.00%	1,373.61	0.47%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.03%
Irrigation System Revenue	7,722.22	77.61%	29,477.58	10.06%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.71%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	9,950.26	100.00%	292,918.50	100.00%
Total Income	9,950.26	100.00%	292,918.50	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.30%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.01%
Copies	15.10	0.05%	671.23	0.40%
Admin-AR Fees	2.00	0.01%	75.00	0.05%
Legal Expense	0.00	0.00%	13,048.53	7.86%
Management Fees	1,110.00	3.34%	8,880.00	5.35%
Meeting Expense	0.00	0.00%	525.00	0.32%
Other Professional Svcs	0.00	0.00%	4,003.00	2.41%
Postage/Delivery	7.52	0.02%	274.80	0.17%
Social Events	0.00	0.00%	2,435.39	1.47%
Website Hosting	26.65	0.08%	293.15	0.18%
Ins-Liability	0.00	0.00%	4,184.00	2.52%
Taxes-Federal Income	0.00	0.00%	76.00	0.05%
Total Administrative Expenses	1,161.27	3.49%	34,986.10	21.07%
Irrigation				
Meter Reading	402.68	1.21%	3,575.80	2.15%
Raw Water	10,345.42	31.10%	24,425.51	14.71%
Raw Water - Res. Water Facility	2,400.00	7.22%	7,200.00	4.34%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.25%
New Meters	0.00	0.00%	495.00	0.30%
Total Irrigation	13,148.10	39.53%	36,107.66	21.74%
Landscape				
Landscape-Common Area Seasonal	0.00	0.00%	6,733.85	4.06%
Landscape-Lot Mowing	0.00	0.00%	8,200.00	4.94%
Landscape-Common Area Recurring	3,998.86	12.02%	35,071.70	21.12%
Landscape-Cottage Recurring	2,437.22	7.33%	22,192.66	13.36%
Landscape-Cottage Seasonal	11,801.78	35.48%	14,275.17	8.60%
Landscape-Supplies	0.00	0.00%	672.33	0.40%
Landscape-Sprinklers	0.00	0.00%	395.00	0.24%
Landscape-Cottage Sprinkler Repairs	0.00	0.00%	615.00	0.37%
Total Landscape	18,237.86	54.83%	88,155.71	53.09%
Property Expenses				
Access Ctrl-Maint	0.00	0.00%	135.00	0.08%
Entry Gate Maintenance	0.00	0.00%	578.34	0.35%
Mailbox/Guard House Maint/Repair	50.36	0.15%	67.86	0.04%

Q3 Financials

August

Lakecliff on Lake Travis POA

Income Statement

Period 8/1/2021 To 8/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Landscape Lights	154.36	0.46%	154.36	0.09%
Maint/Repair	219.47	0.66%	1,878.55	1.13%
Security/Monitoring	0.00	0.00%	1,191.96	0.72%
Signage Install/Maint	0.00	0.00%	373.93	0.23%
Street Light Maint/Repair	0.00	0.00%	52.50	0.03%
Water Feature Maint	0.00	0.00%	175.00	0.11%
Total Property Expenses	424.19	1.28%	4,607.50	2.77%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.60%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.60%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	179.00	0.54%	1,405.22	0.85%
Tel/Cell/Pager	112.16	0.34%	793.55	0.48%
Total Utility Expenses	291.16	0.88%	2,198.77	1.32%
Total Expense	33,262.58	100.00%	166,055.74	100.00%
Fund Change	(23,312.32)		126,862.76	

Q3 Financials

July

Lakecliff on Lake Travis POA

Balance Sheet

Period 07/31/2021

Assets

Cash

Cking - Western Alliance	84,263.40	
MMA Reserve - Western Alliance	102,046.12	
MMA- United Heritage #2405	183,490.61	
Total Cash	<u>369,800.13</u>	
Total Assets		<u><u>369,800.13</u></u>

Liabilities & Equity

Prepaid Assessments

Prepayments	2,708.58	
Total Prepaid Assessments	<u>2,708.58</u>	

Fund Balance

Fund Change-Prior Mgr	(117,552.44)	
Fund Change 2020	80,487.30	
Tran Fr Prior Mgr	253,981.61	
Fund Change	150,175.08	
Total Fund Balance	<u>367,091.55</u>	
Total Liabilities & Equity		<u><u>369,800.13</u></u>

Q3 Financials

July

Lakecliff on Lake Travis POA

Income Statement

Period 7/1/2021 To 7/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Income				
Assessments - Annual POA	378.49	8.87%	168,678.49	59.61%
Assessments - Cottage Maintenance	(551.10)	-12.92%	29,541.77	10.44%
Lot Mowing Fee	0.00	0.00%	5,791.38	2.05%
Arch Review Fee	0.00	0.00%	25,000.00	8.83%
Construction Fee - Non-refundable	0.00	0.00%	24,500.00	8.66%
Interest Income	15.14	0.35%	528.70	0.19%
Key/Remote Fee	0.00	0.00%	250.00	0.09%
Late Fee	0.00	0.00%	299.03	0.11%
AR Fee Income	0.00	0.00%	155.00	0.05%
Legal Expense Reimb	0.00	0.00%	1,373.61	0.49%
Plan Review Fee	0.00	0.00%	0.00	0.00%
NSF Fees	0.00	0.00%	10.90	0.00%
Prior Mgr - AR Fees	0.00	0.00%	84.00	0.03%
Irrigation System Revenue	4,423.50	103.69%	21,755.36	7.69%
Irrigation System - Set up fees	0.00	0.00%	5,000.00	1.77%
Submtr Water	0.00	0.00%	0.00	0.00%
Water Reimb	0.00	0.00%	0.00	0.00%
Total Income	4,266.03	100.00%	282,968.24	100.00%
Total Income	4,266.03	100.00%	282,968.24	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	500.00	0.38%
Bank Charges - Return Pymt	0.00	0.00%	20.00	0.02%
Copies	22.70	0.11%	656.13	0.49%
Admin-AR Fees	2.00	0.01%	73.00	0.05%
Legal Expense	3,472.50	16.51%	13,048.53	9.83%
Management Fees	1,110.00	5.28%	7,770.00	5.85%
Meeting Expense	0.00	0.00%	525.00	0.40%
Other Professional Svcs	0.00	0.00%	4,003.00	3.01%
Postage/Delivery	8.03	0.04%	267.28	0.20%
Social Events	0.00	0.00%	2,435.39	1.83%
Website Hosting	26.65	0.13%	266.50	0.20%
Ins-Liability	0.00	0.00%	4,184.00	3.15%
Taxes-Federal Income	0.00	0.00%	76.00	0.06%
Total Administrative Expenses	4,641.88	22.07%	33,824.83	25.47%
Irrigation				
Meter Reading	402.68	1.91%	3,173.12	2.39%
Raw Water	0.00	0.00%	14,080.09	10.60%
Raw Water - Res. Water Facility	0.00	0.00%	4,800.00	3.61%
Repairs - POA Irrigation	0.00	0.00%	411.35	0.31%
New Meters	0.00	0.00%	495.00	0.37%
Total Irrigation	402.68	1.91%	22,959.56	17.29%
Landscape				
Landscape-Common Area Seasonal	312.16	1.48%	6,733.85	5.07%
Landscape-Lot Mowing	8,200.00	38.98%	8,200.00	6.18%
Landscape-Common Area Recurring	3,998.86	19.01%	31,072.84	23.40%
Landscape-Cottage Recurring	2,437.22	11.59%	19,755.44	14.88%
Landscape-Cottage Seasonal	241.12	1.15%	2,473.39	1.86%
Landscape-Supplies	0.00	0.00%	672.33	0.51%
Landscape-Sprinklers	150.00	0.71%	395.00	0.30%
Landscape-Cottage Sprinkler Repairs	0.00	0.00%	615.00	0.46%
Total Landscape	15,339.36	72.92%	69,917.85	52.65%
Property Expenses				
Access Ctrl-Maint	135.00	0.64%	135.00	0.10%
Entry Gate Maintenance	0.00	0.00%	578.34	0.44%
Mailbox/Guard House Maint/Repair	0.00	0.00%	17.50	0.01%



Q3 Financials

July

Lakecliff on Lake Travis POA

Income Statement

Period 7/1/2021 To 7/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Maint/Repair	219.47	1.04%	1,659.08	1.25%
Security/Monitoring	0.00	0.00%	1,191.96	0.90%
Signage Install/Maint	0.00	0.00%	373.93	0.28%
Street Light Maint/Repair	0.00	0.00%	52.50	0.04%
Water Feature Maint	0.00	0.00%	175.00	0.13%
Total Property Expenses	354.47	1.69%	4,183.31	3.15%
Transfer Proof				
Tran fr Cking to MMA	0.00	0.00%	1,000.00	0.75%
Dep fr Cking to MMA	0.00	0.00%	(1,000.00)	-0.75%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Electric	183.87	0.87%	1,226.22	0.92%
Tel/Cell/Pager	112.75	0.54%	681.39	0.51%
Total Utility Expenses	296.62	1.41%	1,907.61	1.44%
Total Expense	21,035.01	100.00%	132,793.16	100.00%
Fund Change	(16,768.98)		150,175.08	

Director Election

Dan Wittner Position Election



ACC Updates



ACC Update

New Construction (active) 12 Projects:

- 2317 Kahala Sunset – Canyon Homes – Spec House
- 2309 Kahala Sunset – Canyon Homes – Spec House
- 2301 Kahala Sunset – Canyon Homes – Spec House
- 2317 Kahala Sunset – Canyon Homes – Spec House
- 25001 Stableford Cove – Shumate Homes – Spec House
- 24909 Stableford Cove – Shumate Homes – Spec House
- 3013 Stableford Cove – Canyon Homes – Spec House
- 24908 Stableford Circle – C2 Custom Builders – Butin Residence
- 3300 Kahala Sunset – Madigan Homes – Chernosky Residence
- 3508 Kahala Sunset – Madigan Homes – Bishop Residence Remodel
- 22508 Cliff Crossing – Sendero Homes – Walther Residence
- 2705 Stableford Court - Canyon Homes – Spec House

New Construction Projects approved in October 2021:

- 2923 Cliff Point – Atkins Residence
- 3013 Cliff Overlook – Dubose Residence

Other Projects Approved in October 2021:

- 3054 Cliff Overlook – Stephany Residence – Outdoor Pavilion

Firewise Update



Firewise

History

- This process began in 2019 culminating in a recommendation to the POA Board that Lakecliff on Lake Travis adopt the Firewise standard for lot care to eliminate as many variables as possible in our control to fight wildfires.
- On January of 2021 at the POA Annual Meeting this measure was adopted unanimously voting members and subsequently, was included in the First Amendment to the consolidated CCR's which were filed with Travis County on January 28, 2021.
- Article 2, Section 2.3 (q) has the details of the requirements for all residents.
- Specific requirements that have been recommended and are required prior to the end of February 2022.

Firewise (con't) – Standards of Care

SPECIFICATIONS

Empty Lots

- Grass mowed and maintained on a regular basis to no higher than 8" (*Please ensure any stranded grass is not dead or dried-out*)
- POA will monitor mowing requirements yearly based on weather and mow the lots a minimum of 2 times (*If more mowing is required, the POA will notify the owner*)
- All trees trimmed-up to a minimum of 6'; however, 8' is preferable
- All deadwood removed from existing trees
- All dead brush, dead trees, invasive species of brush, shrubs or other debris to be removed from under existing trees or other areas across the site
- Young cedar to be removed
- Mature cedar to be pruned-up from the ground
- Deadwood and leaf litter should be removed or mulched at site and evenly spread
- No burning of any rubbish at any time
- Slopes or Gullies to the Lake must be maintained in the same condition (***As some of these areas are severely steep, it may not be feasible to maintain. Please check with Matt Moore***)

Homes

- Yards and landscaping to be maintained in a healthy condition
- Green Grass Lawn
- Xeriscape
- Sprinkler systems must be installed and maintained
- Create a fire-free area within 5' of the home using non-flammable landscaping materials such as rocks, crushed stone and gravel (*No mulch is to be used in the 5' fire-free area*)
- All trees trimmed-up to a minimum of 6'; however, 8' is preferable (*where possible*)
- All deadwood removed from existing trees
- Trim branches away from the home
- Plan landscaping with generous spacing between tree crowns
- All dead brush, dead trees, invasive species of brush, shrubs or other debris to be removed from under existing trees or other areas across the site
- Young cedar to be removed
- Mature cedar to be pruned-up from the ground
- Slopes or Gullies to the Lake must be maintained in the same condition (***As some of these areas are severely steep, it may not be feasible to maintain. Please check with Matt Moore***)

Outdoor Fire Pits and Fireplaces

- All fire pits and fireplaces must have proper screens on the fire area and chimneys
- No outdoor fire pits, fireplaces, BBQ grills should ever be left unattended until all live coals or embers are extinguished
- It is recommended to have fire extinguishers available incase the embers begin to exceed the fire contained area

Firewise (con't) – Compliance

- In the event your property is identified as a wildfire hazard, you will receive an email notice and a formal written request to bring your property into compliance. You will have 30 days to remedy the issue(s). If the property owner deems that they cannot come into compliance in 30 days, they may obtain an extension. Of up to an additional 30 days.
- During this time, the POA Board will make Matt Moore available to consult on how to best achieve compliance. If the property owner needs assistance with approved lawn care providers to comply, please contact the POA Board and we will have Rocky assist you.
- If the property owner fails to comply, the POA Board will notify the property owner that the POA will contract on the property owner's behalf with an approved lawn care service provider to bring the property into compliance. This will be charged back to the property owner at cost plus a service fee of \$100. All costs/fees are due within 30 days. The POA Board reserves the right to use remedies for non-payment as set forth in the CCR's.

Infrastructure - Security



Security

- Survey Results – The Board did a survey of the members conducted with Goodwin on their site regarding interest in having Security
- The survey showed that ~60% of POA members would like to see Security added
- The POA Board moved to look at options for security
 - Guards at the Front Gate
 - Greeters at the Front Gate and adding Remote monitoring by a Professional Security company
 - Technology solutions that would enable a more modern approach to managing the Front Gate to include improving the technology at the Front Gate
- We have had substantial guidance from professional law enforcement officers that are residents of the community
 - Linda McAdoo
 - Barrett Wilson

Security (con't)

- Option Keys
 - Cost
 - Flexibility
 - Ability to allocate costs
 - Technology that will modernize the community and add the most security
- Next Steps
 - Set-up Security Committee Workshops in November
 - Post Committee Workshops, Security Committee to make recommendation to the POA Board
 - Timing is to have a recommendation in late November to early December

Website Changes and Member Communications

Show Website



Cottage Landscaping and Painting







Legislation Compliance



Conflict of Interest Policy



Conflict of Interest Policy

- Concerns over conflicts with contractors and suppliers (e.g. LGC)
 - Gates
 - Roads
 - Irrigation
 - Landscaping
 - Fencing
- Motion to Adopt Policy
- Second
- Vote

Infrastructure -
Water
Sewer
Irrigation
Roads
Fence Painting



Aqua Texas Meeting

Attendees

Bob Laughman – President of Aqua Texas

Scott Foltz – Manager Aqua Texas

Mike Lange

Steve James

Laurie Chapman

David Chapman

Dan Wittner



Aqua Texas Discussion

- How many homes is Aqua anticipating serving in Spicewood in the SH 71/Pale Face Ranch Rd./CR 404 area over the next 10 years? – ***Aqua has put in the infrastructure to support a minimum of 1200 connections. This includes wells and Lake Travis piping that feeds to the water plant in BCL.***
- Do these numbers include the Thomas Ranch and the Hines project? *Aqua has had conversations with Hines but that has not progressed. At this point, they are not anticipated to support Hines or Thomas Ranch.*
- How many homes is the current Aqua system(s) for Barton Creek and Lakecliff engineered to handle? *1200 Connections*
- Will the new Aqua intake/filtration system at BCL and the current wells support the corridor of Paleface Ranch Road, State Hwy 71 and CR 404 for drinking water? *See above.*
- Will some sort of a larger water holding facility (tank) be required? *Not at this time*
- Is Aqua’s contract with LCRA Interruptible? *No*
- How does this affect Lakecliff? *Does not.*
- How will Aqua Load Balance?
 - How does Aqua manage water to/from Lakeside and Lakecliff? *This is being managed real time as required*
 - Are additional water/pipelines required to meet the additional demand? Where will they be located? *No*
- If there is a drought, what is Aqua’s plan?
 - Drill new wells.- ***Have 3 wells already and they are working. Other water intake can facility is sufficient***
 - Pipe in - *No*
 - Other - *None*
- What will be the effect on the current sewage facilities and effluent with the addition of the new homes that are proposed? ***Aqua is investing in a new sewage treatment plant in BCL. It will be sufficient for capacity. Effluent treatment and distribution is being evaluated. Some will be treated from type 2 to type 1 for use on golf courses and yards***
- What are the key areas the POA should focus on to ensure our residents have sufficient water going forward for years? – ***Work with Central Texas Water Coalition (CTWC) to have leverage on LCRA.***
- Is Aqua working with the CTWC? – *Not at this time but they will work with us to do this.*
- How can we partner with Aqua to accomplish this? – *Continue to build a strong partnership and professional relationship with Aqua.*

Aqua Texas – New Plant in BCL



Aqua Texas – Water Quality Report

Aqua did an initial water quality analysis for the purpose of assessing hardness and potential corrosion, results attached, all was good. The test that are used to ensure proper treatment, Turbidity (measure of cloudiness & effectiveness of the filtration), chlorine residual (disinfection), pH, and water temperature are monitored continuously by instruments at the plant. Control systems shut down the plant if they are outside allowable ranges. Bacteriological test are run monthly as with the old plant and all other chemical monitoring is conducted by the state (TCEQ) on a schedule they set and it varies depending on the type of analysis.

Scot Foltz
Environmental Compliance Manager
Aqua Texas



LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Analytical Results

Client ID: AQUA TEXAS Date Collected: 06/16/2021 10:10 Matrix: Drinking Water
Lab ID: Q2115634001 Date Received: 06/16/2021 11:27 Sample Type: SAMPLE
Sample ID: BCL WQP Location: Facility: Sample Point:
Project ID: STEP 2 WATER CHECK LIST

ALKALINITY (SM2320B, Alkalinity)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Total Alkalinity (CaCO3)	145	mg/L	25.0	20.0		1	06/22/2021 00:00	ME	06/22/2021 00:00	ME	N

INORGANICS (E200.7 Prep/E200.7 Metals, Trace Elements)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Calcium Total	37.1	mg/L	0.200	0.0700		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	N
Iron Total	<0.0500	mg/L	0.5500	0.0200		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	
Sodium Total	27.4	mg/L	0.200	0.0700		1	06/18/2021 16:18	ERR	06/23/2021 23:35	FM	

INORGANICS (E200.8, ICP-MS Prep/E200.8, ICP-MS)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Aluminum Total	0.101	mg/L	0.00500	0.00200		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Arsenic Total	<0.00100	mg/L	0.00100	0.000400	0.01	1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Copper Total	<0.00100	mg/L	0.00100	0.000400		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Lead Total	<0.00100	mg/L	0.00100	0.000400	0.0150	1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Manganese Total	0.00585	mg/L	0.00100	0.000400		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	
Zinc Total	<0.00500	mg/L	0.00500	0.00200		1	06/18/2021 16:15	ERR	06/22/2021 20:05	FO	

INORGANICS (E300.0, Anions)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Chloride	42.9	mg/L	1.00	0.300		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Fluoride	0.240	mg/L	0.0100	0.00500	4	1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Nitrite (as N)	<0.0100	mg/L	0.0100	0.00500		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Nitrate (as N)	0.0718	mg/L	0.0100	0.00500	10	1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	
Sulfate	38.5	mg/L	1.00	0.300		1	06/16/2021 16:11	ML	06/16/2021 16:11	ML	

INORGANICS (SM2340B, Hardness Calc.)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Calcium, Hardness (as CaCO3)	92.6	mg/L				1	06/24/2021 10:01	CW	06/24/2021 10:01	CW	

TOTAL DISSOLVED SOLIDS (SM2540C, TDS)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
Total Dissolved Solids(TDS)	238	mg/L	25.0	10.0		10	06/21/2021 14:12	ERR	06/21/2021 14:12	ERR	

pH (SM4500-H+B, pH @ 25°C)											
Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
pH	8.35	pH	0.00	0.00		1	06/24/2021 00:00	ME	06/24/2021 00:00	ME	N
Temperature	20.9	C				1	06/24/2021 00:00	ME	06/24/2021 00:00	ME	N

LCRA Meeting

Bob Rose – Chief Meteorologist

Kelly Payne – VP Water Operations

Monica Masters – VP Water Resources

David Chapman



LCRA Meeting Highlights

Fall and Winter Weather Outlook

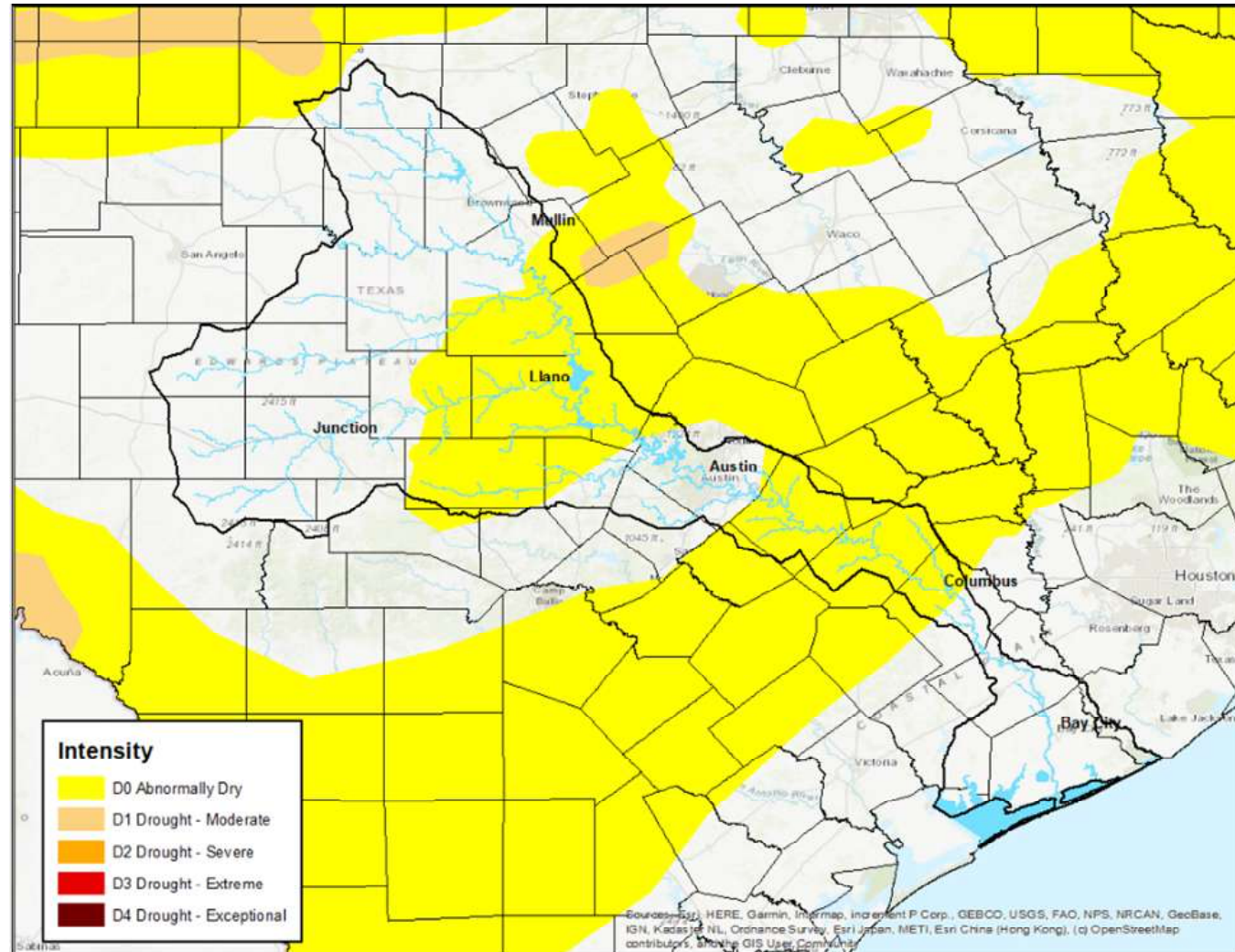
- **Warmer-than-normal temperatures expected this fall**
- **Rainfall averaging below normal beginning in November**
- **Tropical weather could still be a factor for rain in October**
- **A weak La Niña expected to develop and persist through winter**
- **Winter temperatures averaging milder than normal**
- **Winter rainfall averaging below normal**
- **La Niña forecast to weaken and dissipate next spring**

LCRA Meeting Highlights (con't)

U.S. Drought Monitor

Lower Colorado River Basin

As of Sept. 28, 2021



LCRA Meeting Highlights (con't)

Lake Level Comparisons

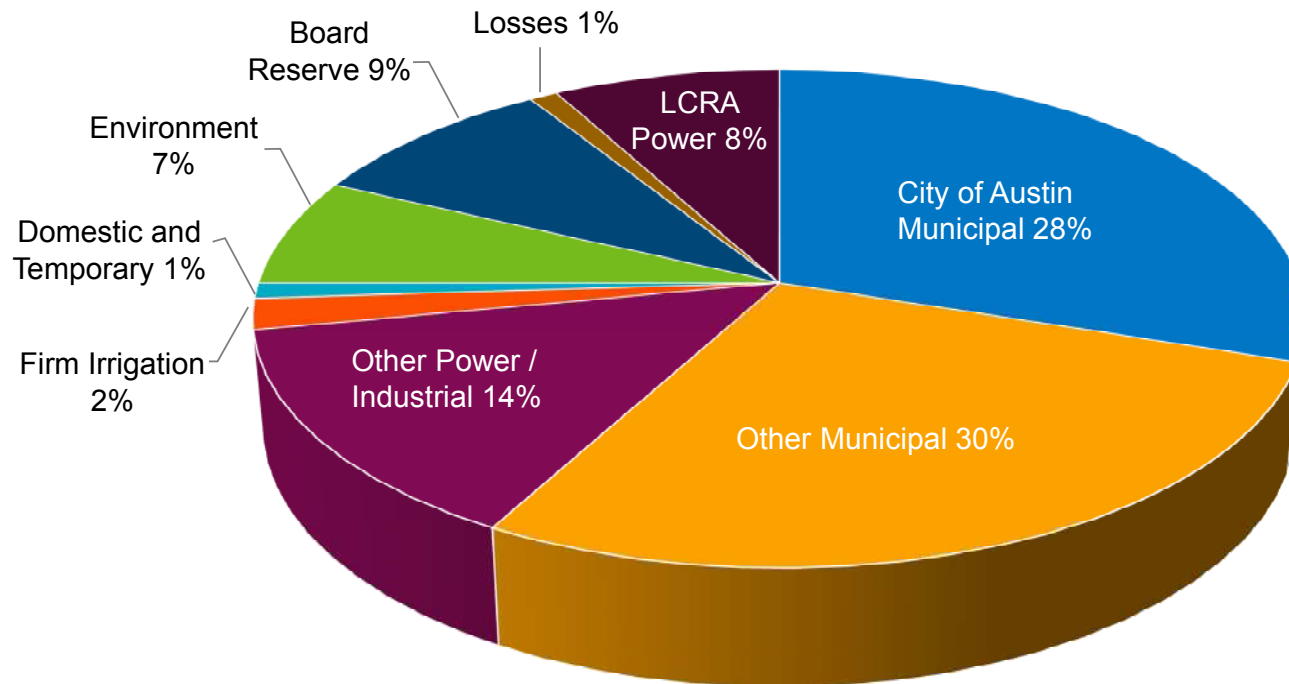
	Oct. 1, 2020	Oct. 1, 2021**
Lake Travis (feet msl)	661.89	662.58
Lake Buchanan (feet msl)	1,015.29	1,015.23
Combined storage* (a-f)	1,585,132	1,583,743

*For purposes of the 2020 Water Management Plan, the combined storage is defined as the total of the daily average volume of water in lakes Buchanan and Travis. This determination excludes any water in Lake Buchanan above elevation 1,018 feet msl in the months of May through October or above 1,020 feet msl in the months of November through April and any water in Lake Travis above elevation 681 feet msl.

** Effective May 27, 2021, storage volumes for Lakes Buchanan and Travis are based on the Texas Water Development Board volumetric surveys published in 2020 (Buchanan) and 2021 (Travis).

LCRA Meeting Highlights (con't)

Firm Raw Water Contracts and Commitments



Total Committed Amount: 495,457 a-f/year
Oct. 1, 2021

LCRA Meeting Highlights (con't)

Total Annual Water Use

Type of Water Use	2020 (acre-feet)	2021 Projected* (acre-feet)	% Change
Municipal (firm)	251,970	256,000	2% Increase
Industrial (firm)	50,343	75,000	49% Increase
Recreational and Irrigation (firm)	7,568	2,000	74% Decrease
Agricultural (interruptible)	247,573	181,000	27% Decrease
Environmental	115,586	41,000	65% Decrease
Total Water Use	673,040	555,000	18% Decrease

*Based on measured use for January through September and projected use for October, November and December.

Irrigation



Irrigation Discussion

- Questions in previous POA Board Meeting regarding the cost of irrigation water
- POA has done a preliminary review of our current cost structure and compared this to like communities
- Current Cost
 - LGC charges POA \$2.65 per 1000 gallons of water
 - LGC charges \$800 per month for pump maintenance
 - Rocky charges \$380 per month for meter reading
 - POA charges homeowners using water \$4.20 per 1000 gallons of water
 - Year to date – POA has generated revenue of \$50,000 with a net loss of ~\$5000
 - POA has been advised LCRA rates are increasing as of 1/2022 and LGC will pass through additional expense of \$0.18 per 1000 gallons
 - We have future expenses for maintenance of pipes and installation of new pipes not previously installed
- BCL Irrigation Costs
 - \$70 per month per home/lot owner (everyone pays)
 - \$1.70 per 1000 gallons of water

Irrigation Discussion (con't)

Spanish Oaks and Rough Hollow Pricing

October 22, 2021



West Travis County PUA

Committed to Providing Clean, Safe Water for All Our Residents

Administrative Office 512-263-0100
Customer Service 512-263-0125
24 Hour Emergency #512-788-1155

[Contact Us](#)

Rates & Policies

Listed below, you will find our current rates and policies. If you do not find the information you need, please contact our Customer Service office.

Standard Residential Service Rates Effective 10/1/19

Monthly Minimum:	\$29.53 (5/8" meter)
Water Included w/ Minimum Bill:	0 gallons
Tier (gal):	\$/1,000 gal.:
0-10,000	\$4.70
10,001-20,000	\$5.87
20,001-35,000	\$9.13
35,001-50,000	\$13.70
50,001-80,000	\$15.75
80,000 +	18.11

Our water meters are read each month. Please contact our office for any additional information.

Average Billing Examples (Water Only)

2,000	\$38.93
5,000	\$53.03
10,000	\$76.53
30,000	\$226.53

Relevant Documents

- [WTCPUA Rate Tariff 120219 \(PDF / 1,430 KB\)](#)
- [Service and Development Policies 100520 \(PDF / 1,116 KB\)](#)
- [2018 Impact Fee Report \(PDF / 2,236 KB\)](#)
- [New Rates 100119 \(PDF / 170 KB\)](#)
- [WTCPUA Bylaws \(PDF / 2,476 KB\)](#)

Irrigation Discussion (con't)

- Comparison of BCL and Lakecliff Homeowners
 - YTD Cost of Irrigation Water to residents of Lakecliff is ~\$50,000
 - If Lakecliff went to the BCL model, the cost to the residents would increase to ~\$161,000
 - Primary drivers are everyone pays a flat \$70 per month per lot
 - Many of Lakecliff residents would incur a significant burden in the BCL model
- Comparison of Spanish Oaks/Rough Hollow and Lakecliff Homeowners
 - Cost of water would increase dramatically as usage of in-home water and irrigation water would drive prices into the upper zones of pricing
 - Based on YTD average usage by homeowners at an average of 400,000 gallons per month not including in-home water, prices would jump to an average of ~\$10.37 per 1000 gallons or average cost would go from today at ~\$1708 per year to ~\$4100 per year
- Next Steps
 - Have Irrigation Committee Workshop in November
 - Irrigation Committee to provide update to POA Board in late November or Early December

Roads Update

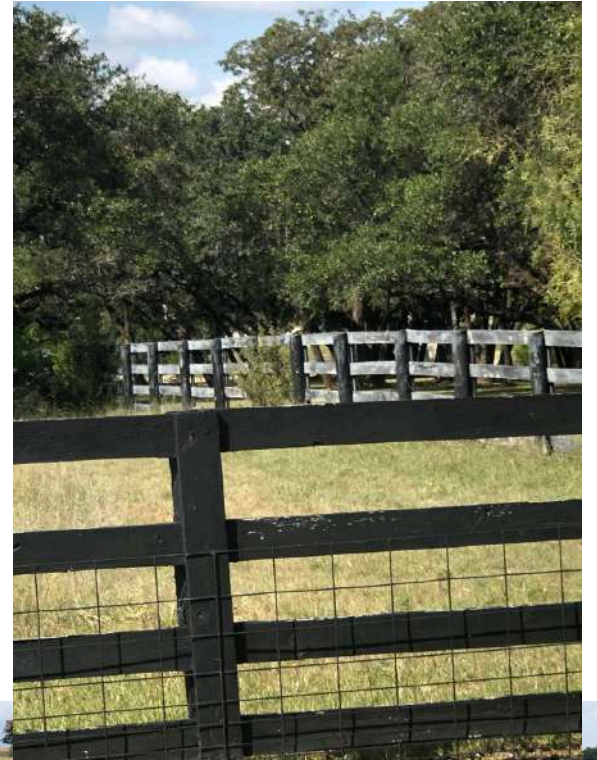


Roads Update

- POA Board met with Loan Star Paving – Jim Ramming
- Examined all roads
- Determined Base is Good
- Board determined that due to condition of streets and amount of construction, we will postpone any road work to 2023
- At this time, we have ~\$166,000 in reserves for road work
- Anticipated costs are \$120,000 for sealing only (without any repairs) to \$400,000 based on work required
- Additional reserves to be applied in 2022

Fence Painting Update





Fence Painting and Repair

- Governing Documents – Ownership and Maintenance
 - Article 1, 20 – Definition of Fencing
 - Article 2, Section 2.7 (c) – Maintenance of Fence
 - Subdivision Fence maintenance and repair shall be the responsibility of the Association. The Association reserves a permanent maintenance easement ten feet (10”) in width (or to the subdivision line) on each side of the fence.
- Issues
 - Condition of fences are deteriorating
 - A large portion of the fence has not been painted in a long time and needs painting and repair
 - Previous painting was in 2018
 - Paint was applied to rotting infrastructure
- Next Steps
 - POA Board has requested and received proposals at \$19,600
 - As this is considered maintenance, the Board will move forward with this initiative using reserves set aside to maintain the fences

Budget 2022



Budget and Assessments

- Growth – 41% increase in homes
- Increased expenses – As community grows, the expenses for occupied homes is far more expensive than lots due to strain on infrastructure
- Reviewed Assessments back to 2008
 - If POA had increased at 20% since 2008, current assessment would be \$3252
 - If POA had increased at 10% since 2008, current assessment would be \$1139
- Comparison to other communities
 - BCL – Own roads and Irrigation - \$1296 annual assessment in 2021 and increasing to \$1450 in 2022, special assessments for roads of \$450 per lot in 2021
 - Spanish Oaks – Own roads - \$4400 annual assessment
 - Rough Hollow - \$1550 annual assessment
- Assessment allocations
 - Roads
 - Irrigation
 - Security
 - Landscaping
 - Fencing

Summary of Infrastructure Impacts

Community Comparison 2021

	Assessments	Special Assessments	Own Roads	Own Irrigation	Security
BCL	\$1296/\$1450	\$450	Y	Y	Y
Rough Hollow	\$1,550	?	N	N	N
Spanish Oaks	\$4,400	?	Y	N	Y
Lakecliff	\$850	N	Y	Y	N

Reserves v. Expenses

Reserves v. Expenses

10.29.2021

Total Cash end of 9/2021 **\$339,905.12**

Reserves	2021	2022	Total Anticipated Reserves in 2022	Anticipated Expenses	B/W	Notes
Streets/Roads	\$ 166,898	\$ 69,287	\$ 236,185	\$ 200,000	\$ 36,185	We anticipate this to be pushed to 2023 expense. Costs include sealing and minor repairs. If more significant repairs are required, this could go up to ~\$400,000
Fence Painting/Maintenance	\$ 12,700	\$ 5,000	\$ 17,700	\$ 39,600	\$ (21,900)	Painting is \$19,600 and repairs to posts are projected at \$20,000
Landscaping	\$ 29,925	\$ 5,000	\$ 34,925	\$ 20,000	\$ 14,925	Tree/Plants replacement
Guard House/Mailbox	\$ 10,000	\$ 2,500	\$ 12,500	\$ 20,000	\$ (7,500)	Update to bathroom and painting of Guard House and mailbox
Irrigation	\$ 47,850	\$ 5,000	\$ 52,850	\$ 60,000	\$ (7,150)	Overage on water costs v. revenue as well as installation of pipes to complete irrigation to entire community
Security	\$ 18,190	\$ 2,500	\$ 20,690	\$ 80,000	\$ (59,310)	This cost is projected based on the proposals to enhance our security
Totals	\$ 285,563	\$ 89,287	\$ 374,850	\$ 419,600	\$ (44,750)	

Assessment Increase

- Based on anticipated infrastructure needs plus a budget plan for future growth, the POA Board recommends increasing the current assessment 20% from \$850 per year to \$1020 in 2022
- Motion to Approve increase in Assessment
- Second
- Vote

Budget and Assessments (con't) Revenue

	GL Codes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022 Total	2021 Budget	% Change
Income																
Assessments - Annual POA dues	400110	\$ 202,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	202980.00	167450.00	21%
Cottage Landscape Main. Allocation	400120	-	-	30,124.00	-	-	-	-	-	-	-	-	-	30124.00	32343.00	-7%
Cottage Seasonal Allocation	TBD			2,000.00							2,000.00			4000.00		100%
AR Fee Income	561400	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	10.00	175.00	175.00	0%
Legal Expense Reim	561415													0.00	0.00	0%
Interest Income	561000	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2400.00	2400.00	0%
Key/Remote Fee	561150		-	3,000.00	-	-	-	-	-	-	-	-	-	3000.00	200.00	1400%
Irrigation System Revenue	561860	2,302.00	1,025.00	802.00	2,860.00	4,859.00	4,678.00	5,704.00	7,148.00	8,392.00	8,261.00	4,900.00	2,100.00	53031.00	58050.00	-9%
Sprinklers Repair Revenue - Cottages	561870	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1000.00	1000.00	0%
Irrigation System - Set up fees	561875			9,375.00			9,375.00			9,375.00			9,375.00	37500.00	25000.00	50%
Arch Review Fee	560250			9,375.00			9,375.00			9,375.00			9,375.00	37500.00	25000.00	50%
(Gate Access Fee in 560455)	N/A														0.00	100%
New Construction Mgmt Fee	560455			26,250.00			26,250.00			26,250.00			26,250.00	105000.00	35000.00	200%
Late Fees	561300	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00	780.00	0%
Lot Mowing Fee Allocation	400155	-	-	-	-	8,200.00	-	-	-	-	8,200.00	-	-	16400.00	16400.00	0%
Remodel Fee Lg Project	TBD													0.00	0.00	0%
Remodel Fee Sm Project	TBD													0.00	0.00	0%
Violation Fee - Construction	TBD													0.00	0.00	0%
Violation Fee - CC&Rs	TBD													0.00	0.00	0%
Violation Fee - Firewise	TBD		-											0.00		0%
Firewise Expense Allocation	TBD		-	5,000.00										5000.00	0.00	0%
		206,562.00	1,305.00	86,206.00	3,140.00	13,339.00	49,958.00	5,984.00	7,428.00	53,672.00	18,741.00	5,180.00	47,375.00	\$ 498,890.00	\$ 363,798.00	37%

Budget Approval

- Motion to approve 2022 Budget
- Second
- Vote

Committee Meetings for Water/Irrigation and Security



Lakecliff
ON LAKE TRAVIS

Homeowner's Forum



Adjourn



Lakecliff
ON LAKE TRAVIS



Lakecliff
ON LAKE TRAVIS