



Lakecliff
ON LAKE TRAVIS

POA Special Board Meeting

June 12, 2025

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Business Matter – Cottage and Villas Landscaping
- Adjourn

Call to Order, Certificate of Quorum



Cottage and Villa Landscaping

- Article 2, Section 2.4 of the Declaration provides for the Association to oversee the landscaping maintenance for Section 11 Lots
- Concerns have been raised regarding the existing services and the POA was requested to allow Section 11 Residents to have more flexibility in maintaining their landscaping
- The POA Board has considered all options that maintain the intent of the CCRs and have therefore determined that there is an option that is complaint based on our Counsel's guidance

Cottage and Villa Landscaping

Resolution

1. Owners of Section 11 Lots may elect to opt out of the Association's continued maintenance of the landscaping of their Lots and assume the responsibility for the maintenance of the landscaping of their Lots. For Owners that do not choose to opt out, no action is required.
2. Owners who elect to opt out from the existing services, will be required to execute an acknowledgement confirming their commitment to assume the responsibility to maintain their landscape and intention to adhere to the landscape maintenance requirements and restrictions contained in the Association's Dedicatory Instruments.
3. Owners may change their opt out election on October 1st of each year. If no change is made on October 1st, the Owner's existing election will continue for the ensuing calendar year. If the Owner changes their election regarding their landscape maintenance, the change will take effect on January 1st of the ensuing calendar year.
4. If an Owner of a Section 11 Lot that opted out of the Association's services fails to perform their Lot's landscaping maintenance services, such failure will constitute a violation of the Association's Dedicatory Instruments and will subject the Owner to enforcement action in accordance with the Association's Fine and Enforcement Policy.

Cottage and Villa Landscaping

Action	Due Date	Comments
Board approves plan	June 12, 2025	
Communication sent to each property owner explaining their ability to opt out of the existing landscape service arrangement	June 19, 2025	
Signed agreement to opt out of the current program provided to POA	As soon as possible	Please email your signed agreement to kent.graham@outlook.com

Adjourn

