

SCAAC Meeting Agenda

January 13th, 2024

Call to order (5 min)

Attendance (in-person): John, Don, Dan, Bill, Rene, Bob, Michael

Attendance (Zoom): Miklos, Sagar, Zach, Ana, Angie

Notified not available: Richard, Tammi, Terry, Doug, Ryan

Neighborhood updates (30 min)

Ashbury (Michael Morales) Cable Spool needs to be removed (send pic)

Summer Trail (*open*)

Azalea (Miklos Gaal) NA

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell) Gulley was cleaned, lap pool & women's bathroom, missing landscape, broken concrete

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley)

Sun Valley (Richard Galvan, Dan Butler) pond landscape & bench, add sidewalk in cut-through, Natchez open lot

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta)

Greenway (Rene Garcia, Terry Acie Jr.) RG = parking, fire hydrants, sidewalk trash, dog poop / TA = crosswalk

Whisper Ridge (Tammi Claycamp, Bill Kennedy) TC = parking, BK = NA

Garden Brook (Sabrina Salazar, Bob Wohlleber) parking. Dog barking for hours

Cobblestone (Fabrizio Sarna)

Model Homes P3:S5 (Leidy Elliott, Don Osborne) tree discount (like mulch), community landscape

Autumn Sage (Sagar Jani, Lalit Tewari) NA

Highlands (Ryan Sapp) parking, yard violations, trash at storm drain effluent, light pole down, open lot

Northaven (Zach Schaphorst, Karie Brown) missing trash bin

Windridge (*open*)

Hidden Creek (Hailee Russell)

Vista Pointe (*open*)

Lakeridge (*open*)

Lake Pointe (Ana Nyssa Bacia, Angie Bookout). commercial vehicle, Airbnb, rentals (10-15), builder trash

Strategic Plans (30 min)

Sunfield Community Association Board Seat (Doug Stoyko)

Discuss "Plan B" letter to Sunfield Community Association Board -

Miklos was to prepare draft of letter containing legal standing for seat on board. To now be completed by Feb. 10th.

Sunfield MUDs

Discuss strategy to identify resident candidates to run for Sunfield MUD board seats (Doug Stoyko)

Discussed MUD election as part of general election. Move forward with identified candidates and seek additional candidates. Discussed holding "What is a MUD" meetings for the community. Plan for initial community meeting Tuesday January 23rd from 7:00PM - 8:00PM at the Sunfield Community office.

New Business / Other Business (10 min)

None

Subcommittee updates (40 min / note Chair in **bold**) Review Trello project tracking system

1) Amenities (**Bob**, John, Richard, Don) Monthly meeting - FSR & SPM (management) / CS (maintenance) / Axis (contractor)

Lazy River / Lap Pool / Splash Pad - off-season maintenance & repairs -

New Lazy River on schedule to open for 2024 season along with the lap pool, splash pad and existing lazy river.

Lap pool, splash pad, and lazy river all operational with maintenance ongoing. There is continuity in staff performing maintenance and new algaecide is working well.

Repairs, re-grouting tile, and refinishing of the lap pool and splash pad surfaces and bathroom flooring as well as repair and replacement of splash pad fixtures is in the proposed 2024 budget awaiting SCA Board approval.

Refinishing would take approximately 3 weeks once job is awarded.

Lazy River pumps 9 & 10 were inspected 1/9 and waiting on assessment from electrician for next steps.

All amenities will now be managed by an onsite full-time amenities manager. Responsibilities include managing the services of the the pool maintenance company Commercial Swim, the pool monitors, and the community porters.

The job is posted on the First Service Residential website as well as on Indeed.

<https://myjobs.adp.com/fsrcareers/cx/job-details?reqId=5001014561806>

Ponds - Sunfield Parkway Pond rebuild -

All engineering work has been completed and approved. The scope of work is finalized and the job is ready to be posted for bid.

Playground @ Reunion Pavilion -

Caitlin to continue to work at engaging PlayWell to discuss location, size, and potential cost of adding playground.

2) Infrastructure / Landscaping (**John**, Richard, Bill, Jen, Sagar, Lalit, Michael) updated landscape maintenance map

MAP Landscape replacement - **Caitlin** to request original landscape design documents from SunGrow for use in identifying replacement areas and type of plant material. Discuss alternate material for some areas.

Cherrystone Loop perimeter landscaping - now being maintained. Caitlin to investigate status of irrigation and timeline for landscaping.

Highlands & Northaven Gulley - now being maintained. Caitlin to investigate status of irrigation and timeline for landscaping.

Esperanza & Leadtree Loop Gulley - maintained by MUD. Trash has been cleaned up.

MAP Lighting - lighting map and database in process of completion

Silver Pole (PEC) - Promenade & Persia (2), as well as Campo Del Sol (2) are pending Beckett scheduling
Black Pole (SCA) -

MAP Neighborhood sidewalk replacement - number of damaged walks identified and repair is in 2024 proposed budget. Once approved, replacement will be contracted. Residents to use "Service Request" to report damaged walks. A list of pending repairs and map to be posted to the Sunfield portal.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - Main thoroughfare crosswalks have been repainted and / or added.

Neighborhood Monuments - installation pending for the neighborhoods listed
Autumn Sage / Highlands / Northaven / Wind ridge

Fire Hydrants - map of fire hydrant locations to be created and shared with BFD. Adjacent hydrant curbs to all be painted red with no parking to the legal distance from each side.

3) Government Relations: Hays County, Hays CISD, Buda City (**Doug**, Miklos, Rene, Les, Jen, Courtney, Zach, Terry, Dan)

Main Street Frontage Rd. To Firecracker - Buda Engineering working on design, need funding

Main Street Extension - grading work complete, subsurface - road surface - curb - sidewalk installation pending

2001 Speed Limit / Stop Light - pending TXDOT, Hays Co Transportation Dept,

Cable / Internet Providers - continuing installation in Sunfield eastern neighborhoods

MAP Sunfield Elementary School - student transportation: walk, virtual school bus, bicycle, golf cart, car parking car pick-up line, school bus

MUD 1/3/4 - MUD elections May 4th, 2024 / filing period is January 17th thru February 16th.

Next meetings: Mud #1 January 23, 2024 / MUD #3 TBD (likely February 27) / MUD #4 January 23, 2024

4) Rules & Regulations (Dan, Terry, Ana, Angie, Ryan)

Sunfield R&R and violation penalties are under legal review validating enforcement actions, frequency, and amount.

Lawn Care / Landscaping - investigating contracted violation mowing

Bob provided Texas Property Code 202.007 regarding restrictive covenants and committee discussed provisions.

MAP

Rental Properties - Airbnb Properties - # of property leases on file by neighborhood, numbers are suspect for some new neighborhoods and are being validated, notify FSR of rental property in neighborhood for validation of lease on file per Community Charter. Airbnb Violations continuing to be monitored and violation fines assessed.

Awnings / Patios - No discussion

Parking / Trailers - investigate options to regulate and reduce on street parking.

Lighting - information on lighting regulations sent in January. Violations to receive notices and fines as applicable

5) Activities / Neighborhoods / Welcome (**Rene**, Tammi, Asha, Lalit)

January & Annual Event / Activity Calendar from Casey

Resident Suggestions - What is a MUD, landscape recommendations & discount, irrigation basics, weed control

Closing comments and adjourn (5 min)