

SCAAC Meeting Agenda

February 10th, 2024

Call to order (5 min)

Attendance (in-person): John, Don, Dan, Richard, Miklos, Sagar

Attendance (Zoom): Bill, Rene, Terry, Doug, Ana, Angie

Notified not available: Bob, Tammi, Ryan

Neighborhood updates (30 min)

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (*open*)

Azalea (Miklos Gaal) Neighborhood sidewalks need a plan for repair

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell) lap pool & women's bathroom, missing landscape, SC sidewalks, street parking

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley)

Sun Valley (Richard Galvan, Dan Butler) RG: Firecracker flooding / DB: nothing new

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta)

Greenway (Rene Garcia, Terry Acie Jr.) RG: parking, trash & dog poop, lights / TA: sidewalk, crosswalk

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

Garden Brook (Sabrina Salazar, Bob Wohlleber)

Cobblestone (Fabrizio Sarna)

Model Homes P3:S5 (Leidy Elliott, Don Osborne) parking at Model Homes

Autumn Sage (Sagar Jani, Lalit Tewari) SJ: Campo light poles, pot hole / LT: gully trash, dead tree

Highlands (Ryan Sapp) parking, light pole down, open lot

Northaven (Zach Schaphorst, Karie Brown)

Windridge (*open*)

Hidden Creek (*open*)

Vista Pointe (*open*)

Lakeridge (*open*)

Lake Pointe (Ana Nyssa Bacia, Angie Bookout) NB: bus stop at mail center / AB: bus stop car congestion, missing stop signs, mail center lighting, elementary bus

Strategic Plans (30 min)

Sunfield Community Association Board Seat (Doug Stoyko)

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

Miklos provided an explanation of the plan B strategy and copy of an initial draft of demand letter. Committee discussed the draft and approved seeking an attorney to formalize a professional draft of the demand letter.

Sunfield MUDs

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

Discussed MUD 2024 election and information discussed in February MUD meetings. If the number of registered candidates is no more than the open seats, the candidates will assume the seats without election. Registration of Sunfield property owners is in process with a deadline of Friday February 16th. Likely registered candidates are:

MUD #1: Miklos Gaal and Steve Sogar

MUD #3: Matt Creel and Clayton Knippa

MUD #4: Zachary Sparks

NOTE we are looking for one additional property owner candidate

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 -
All amenities will now be managed by an onsite full-time amenities manager (100+ applications received). Responsibilities include managing the services of the the pool maintenance company Commercial Swim, hiring and supervising the pool monitors, and supervising the community porters as pertains to community amenities. New Lazy River on schedule to open for 24 season along with the lap pool, splash pad and existing lazy river. Concern @ new LR opening expressed. Lap pool, splash pad, and lazy river 1 operational w/ maintenance ongoing. 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 included in the proposed 2024 budget awaiting SCA Board approval. Lazy River pumps 9 & 10 were inspected 1/9. Pump 9 controller to be replaced, pump 10 waiting on additional assessment from electrician for next steps. A new fault indicated in Pump 1 which is to be inspected under warranty.
 - Ponds - Sunfield Parkway Pond rebuild -
Project posted for bid. Bid anticipated to be awarded in March and work to begin April /May as weather allows.
 - Playground @ Reunion Pavilion -
Caitlin to ask PlayWell to bid the addition of a playground to Reunion Pavilion.
- 2) Infrastructure / Landscaping (**John**, Richard, Bill, Jen, Sagar, Lalit, Michael)
 - Landscape replacement - Caitlin requested original landscape design documents from SunGrow and meeting with SunGrow 2/12 to identify specific replacement areas and replacement plant material. Pending budget approval.
 - Cherrystone Loop perimeter landscaping - Caitlin to investigate status of irrigation and landscaping timeline during 2/12 meeting.
 - Highlands & Northaven Gulley - Caitlin to investigate status of irrigation and landscaping timeline during 2/12 meeting.
 - Storm Drain effluent into MUD areas - map & trash clean-up presented during applicable MUD meetings.
 - Lighting - lighting map and database in process of completion
 - Silver Pole (PEC) - MUD / Promenade & Persia (2), Campo Del Sol (2) pending Beckett scheduling
 - Black Pole (SCA) - two fixtures on Firecracker missing light heads. Becket Electric to be notified.
 - 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.
 - Neighborhood Monuments - installation pending for Autumn Sage / Highlands / Northaven / Windridge
 - Fire Hydrants - creation of fire hydrant location map in process and when completed will be shared with BFD. Adjacent hydrant curbs to be painted red with no parking to the legal distance from each side of the hydrant.
- 3) Government Relations: Hays County, Hays CISD, Buda City (**Doug**, Miklos, Rene, Les, Jen, Courtney, Zach, Terry, Dan)
 - Main Street Frontage Rd. To Firecracker - I35 frontage to @ oil change / carwash to be upgraded to 5 lanes. Two eastbound lanes (more merge distance) + three westbound lanes with dedicated right turn. Fall construction.
 - Main St. full length I35 frontage to Firecracker to be 5 lane divided. Pending funding.
 - Main St. & Firecracker intersection to receive traffic control lights (Buda / HaysCo funded). Fall construction.
 - Main Street Extension - storm drain installation in process w/ curb-sidewalk-road surface installation pending
 - 2001 Speed Limit / Stop Light - 50 mph to Sunbright, 55 to Satterwhite, signage to be installed. Sunbright & 2001 traffic control lights approved. Pending funding TXDOT, Hays Co Transportation Dept.
 - Sunfield Elementary School - Richard, Nyssa, & Angie to work on student mobility plan (HS, MS, ES)
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 deadline February 16th. See notes under strategic plans.
- 4) Rules & Regulations (**Dan**, Terry, Ana, Angie, Ryan)
 - Sunfield R&R violation policy revised effective 1/19/24 including enforcement actions, frequency, and \$ amount.
 - Lawn Care / Landscaping - not discussed
 - Rental Properties - Airbnb Properties - not discussed
 - Awnings / Patios - not discussed
 - Parking / Trailers - investigate options to regulate and reduce on street parking.
 - Lighting - not discussed
- 5) Activities / Neighborhoods / Welcome (**Rene**, Tammi, Asha, Lalit)
 - February & Annual Event / Activity Calendar from Casey
 - Resident Suggestions - Community Spring Clean-Up tied to Earth Day, Casey to investigate adding to events.

Closing comments and adjourn (5 min)