

# SCAAC Meeting Agenda

April 13th, 2024

## Call to order (5 min)

Attendance (in-person): Kelly, Miklos, John, Dan, Rene, Terry, Don, Lalit, Stephanie,

Attendance (Zoom): Jan, Nyssa

Welcome new Neighborhood Representatives

Notified not available: Darlene, Doug, Richard, Tammi, Bill, Ryan, Natalie, Melody, Angie

## Strategic Plans (30 min)

Sunfield Community Association Board Seat. Miklos & Terry presented status.

Review "Plan B" letter to Sunfield Community Association Board

Miklos indicated there are no suitable Sunfield resident attorneys to engage in the type of services needed by the SCAAC. An attorney was identified outside Sunfield who indicated costs for a demand letter would include \$2,500 as a retainer and the billing would be @ \$5,000 for research and the demand letter. This prompted two further discussions and subsequent votes. There first was the need to establish a path for handling financial items in the future. A vote was taken and approved 11-0 to officially establish the SCAAC as a not for profit entity, filing with appropriate agencies, and establishing a bank account with checking. Miklos volunteered to proceed with establishment of the items as stated. The second discussion item was if we should move forward with sending a demand letter without an attorney's letterhead or signature. The vote was 9/1/1 to move forward with polishing up the draft demand letter and sending certified mail to each Sunfield CA Board member without attorney support.

Review strategy for community engagement and use of SCAAC website [sunfield-scaac.net](http://sunfield-scaac.net)

Discussed the platform supporting the webpages and items to be included. The platform has already been renewed by annual subscription which will expire in @ 10 months. Other web platforms were discussed however it was decided to table discussion about switching platforms until the current subscription expires. To defray the annual hosting subscription cost already paid by Bill, representatives are asked to contribute \$10 to Bill via Venmo at: @William-Kennedy-30 as they see fit. If the cost is for some way exceeded the overage will be deposited to the new SCAAC account. A number of documents along with the SCAAC meeting notes have been added to the website and a QR Code prepared to be used at the SCAAC table at the Sunfield Spring Market. Investigate support by the SCA as a Sunfield Club.

## Neighborhood updates (30 min)

Ashbury (Michael Morales, Steve Sogar) NA

Summer Trail (Kelly Ekwurzel, Barbara Dearing) none

Azalea (Miklos Gaal) weeds in expansion joints of curbs and roadway

Magnolia (Darlene Hutcheson) NA

Rosewood (Krista Deshayes) NA

Creekview (John Elwell) none

Greenfield (Kayla McCaul) NA

Prairie View (Doug Stoyko) NA

Sun Valley (Richard Galvan, Dan Butler) hydraulic fluid from TDS not just a SV issue

Lake View (Becki Kuper Franklin) NA

Primrose (open) NA

Greenway (Rene Garcia, Terry Acie Jr.) dog poo dispenser, parking, pets off leash along Eves Necklace gully

Whisper Ridge (Tammi Claycamp, Bill Kennedy) midges in Inkberry pond

Garden Brook (open) NA

Cobblestone (open) NA

Model Homes P3:S5 (Don Osborne) noticed recent improvement of some yards, suggest neighborhood YOTM

Autumn Sage (Sagar Jani, Lalit Tewari) common area maintenance, plant material around the storm drains

Highlands (Ryan Sapp) yard maintenance, parking, community fence stain, storm gutters

Northaven (Zach Schaphorst) NA

Windridge (Stephanie Lumley) none

Hidden Creek (Jan Cerna, Natalie Brier) common area maintenance, update landscape maintenance map

Vista Pointe (open) NA

Lakeridge (Melody Caluori Cipriano) NA

Lake Pointe (Ana Nyssa Bacia, Angie Bookout) street mud & rocks, streetlight, resident weeds, Sugarcane trash

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

## 1) Amenities (John, Richard, Don)

**Lazy River / Splash Pad / Playground (New)** - will be open later this season. River channel and plumbing in, entrance & bathroom building under construction, sunshade structures and lighting in, individual picnic pavilions under construction, pump room, splash pad fixtures, deck, playground, and landscaping still to be installed. Third party contracted lifeguards (will also have monitor responsibility), four on duty open to close.

**Lazy River (Sunfield Parkway)** - river flow pump #9 controller replaced, pump #10 & #1 to be inspected this month by RiverFlow representative from Dallas. Sinks repaired and winterize drains added. Toilet repaired. New autofill system working well. New algicide appears to be working well. Furniture repaired. Tubes filled and ready. Monitors M-F 12 to close + security one person (two on holidays) 7 days 2 to close. Emergency Exit to have alarm.

**Lap Pool / Splash Pad** - pool surface replaced and upgraded, bathroom floors resurfaced, replaced entrance gates to pool and pavilion, installed new entry system magnets. Repaired filtration system. Added second Hammerhead vacuum system so each amenity has its own (eliminating cross contamination). Splash pad water cannon replaced and furniture repaired. Amenities Manager Tim Newman on site M-F.

**Ponds - Sunfield Parkway Pond rebuild** - bid awarded in March by MUD #3 to Presidio Contracting. Ponds on both sides of Sunfield Parkway bridge to be reconfigured and new spillway constructed.

**Playground @ Reunion Pavilion** - waiting on proposal from Playwell

## 2) Infrastructure / Landscaping (John, Richard, Bill, Sagar, Lalit, Michael)

### Lighting -

Silver Pole (PEC) -

Pepper Bark - MUD replacement DONE

Promenade & Persia (2) - Getting estimate to reroute underground wire to link to pole for power to 2 poles.

Campo Del Sol (2) - in MUD area, Caitlin getting with developer to see about repairs/completion.

Sugar Cane - Caitlin reaching out to PEC for status on light pole.

Black Pole (SCA) - Sunbright entrance / Firecracker – waiting for estimate from contractor

Mail Center - Sugar Cane East / West – getting update from PEC, they were supposed to turn this on.

**Neighborhood sidewalk replacement** - This is approved and should start within the next month. Waiting for contractor to be approved to do the work.

**Neighborhood Monuments** - Highlands / Northaven / Autumn Sage / Windridge monuments completed

**Fire Hydrants (locations & painting of street parking zones)** – Caitlin is finalizing this and making sure they did not miss anything. Map to be completed and shared with Hays Co. FD and Sunfield community.

**Landscape replacement** - Sunbright & Campo / Sunbright across from elementary school / Corner of Sunbright and Campo. Install one missing tree at Baker and Sunbright Blvd

**Cherrystone Loop perimeter landscaping** - Irrigation is installed, they are waiting to install sod.

**Model Home & Autumn Sage Gully** - area cleaned and trash removal added to contract. Dead tree in non landscape area is MUD #3 issue.

**Highlands & Northaven Gully** - still waiting on installation of irrigation south of the mail center so landscape can be completed.

**Common Area Fence Stain** - select area panels not stained being quoted to be stained. Re-staining along Campo Del Sol added to request for quotes. Waiting on update from Mike (Sunfield PM)

**South Wild Perimeter** - clean away old construction debris - schedule 1/2 to tour perimeter with Mike.

## 3) Government Relations: Hays County, Hays CISD, Buda City (Doug, Miklos, Rene, Zach, Terry, Dan)

**Main Street Frontage Rd. To Firecracker** - discussed with Buda Assistant City Managers & Engineer temporary fix to be implemented fall 2024. Five lane divided final design waiting on funding so likely 2026 or later for completion of installation.

**Main Street Extension** - progressing to Sunfield Parkway. Need to pressure for completion to Turnersville Rd.

**2001 Speed Limit / Stop Light (Firecracker, Sunbright)** - TXDOT approved waiting on funding.

**Lazy River No Parking Zone** - work with Commissioner Cohen to sponsor to Hays Co. Commissioner's Court

**Sunfield Elementary School** - Hays Co. Commissioner's Court approved "No Parking" on Vista Gardens Dr. adjacent to the school.

Richard and Nyssa met with Robin Lowe at Sunfield Elementary. They talked about safety and transportation. She will be talking with the assistant superintendent and transportation supervisor about our concerns and ideas. Once she has spoken with them and identified the proper help, she will email us with their contact information. Below are the ideas we talked about.

1. Walk and pick up at the Sunbright Activity Center. Possibly with adults supervision.
2. Walking meet up groups for students who live under 2 miles from the school. Create a walking group map with meet up spots and times.
3. Light up stop signs with light up side walks or bright reflection tape.
4. Adding elementary bus stops for 2+ miles from the school.
5. Adding bus stops for high school and middle school in the new neighborhoods within the community.
6. Moving the bus stops to the mail kiosks to keep Children safe away from heavy traffic areas and weather elements. This will help stop parents from parking and keep traffic moving smoothly down Campo Del Sol and other busy areas.

**Sunfield & Area Multi-Family Residential** - discussed Sunfield Master Plan with Buda Buda Assistant City Managers & Engineer. Within Sunfield MUDS the approved multi-family properties currently exceed the approved plan by over 600 units. Discussed the impact on the sorely lagging mobility infrastructure Several areas within and around the Sunfield MUDs are still to be developed and it was stressed none of these area should be approved for multi-family.

MUD 1/3/4 - assume board seats in May: #1 Miklos Gall & Steve Sogar / #3 Matt Creel & Clay Knippa

Cable / Fiber Service Providers - all installation is complete

Sunfield Community Services - list of all services typically found in a city and who provides for Sunfield

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

Trash & Recycling Containers -

Lawn Care / Landscaping - new violation policy seems to be generating action. Will monitor as season progresses. No plan at this time for auto-mow & bill of properties repeatedly in violation.

Rental Properties - Airbnb Properties - list updated with active rental properties for review

Awnings / Patios -

Parking / Trailers - investigating "No Parking" options for problem areas. Trailers receiving violation notices.

Lighting -

#### 5) Activities / Neighborhoods / Welcome (Rene, Tammi, Lalit)

April Event / Activity Calendar from Casey - Spring Market, Earth Day Spring Clean-Up

Resident Suggestions - "Yard of the Month" for each neighborhood

### New Business / Other Business (10 min)

Sunfield Multi-Family Density - status of Buda ETJ area oversight and approval

Sunfield Spring Market - SCAAC table at market from 12PM - 4PM

Manufactured Housing Rental Development - 550 unit development to be located southeast of Sunfield on Satterwhite Rd. is in early stages of approval process. This will impact area infrastructure and traffic.

### Closing comments and adjourn (5 min)