

# SCAAC Meeting Agenda

March 11th, 2023 notes

## Call to order (5 min)

Attendance: Sheryl, Miklos, John, Terry, Doug, Jen, Dan, Rene, Bill, Karie

Notified not available: Les

## Strategic Plans (90 min)

### Sunfield Community Association Board Seat

Reviewed strategy document and discussed background of document creation. Sunfield Community Charter allows for only Declarant appointment of members to the Sunfield Community Association Board prior to turnover. Only at turnover does the charter indicate any procedure for election of members to the board. Texas statute allows for membership on the board (1/3 of seats) prior to turnover under specific conditions (75% completion of the community and if no completion number is recorded, 10 years from recording of the association formation). The TX statute does not provide a specific procedure for electing the representation. Based on the Sunfield Charter and the Texas Residential Statute, with the goal to obtain Sunfield home owner representation on the board, a strategy for approaching the subject of achieving board representation on the Sunfield Community Association Board was developed to present to the advisory committee for review. The first premise of a desire to have homeowner representation on the Sunfield board was put to a committee vote.

The SCAAC neighborhood representatives present voted 10-0 to proceed with attempting to achieve homeowner representation on the Sunfield Board.

Some tactics were brought up including what's in it for the developer to provide homeowner representation on the SCA board. Building a relationship with key members of the developer staff and board was expressed as a tactic. The need to develop talking points for the community and for the developer was suggested. Discussion was brought back around to the overall strategy, recognizing tactics would need to be developed for each phase of the overall strategy. The steps of the strategy would be executed in succession only as necessary due to lack of success of the previous step. The overall strategy was restated as:

- 1) Formally request homeowner representation on the board via in person presentation to SCA board.
- 2) Formally demand homeowner representation on the board based on TX statute via registered letter.
- 3) Legally approach homeowner representation on the board based on TX statute through litigation.
- 4) Political campaign pressuring developer for homeowner representation on the board.

The strategy was further discussed and a vote of SCAAC neighborhood representatives regarding this overall approach was taken. The vote of neighborhood representative present at time of vote was 9-0 to proceed with the proposed strategy.

A subcommittee was set up to develop tactics for step 1 of the strategy. The subcommittee is comprised of:

Miklos Gaal - chairman  
Terry Acie Jr.  
Karie Brown  
Dan Butler

The subcommittee will take suggestions from the committee at large via email and will meet as a group in person for working sessions at the direction of the chairman. The subcommittee will report out to the SCAAC at large during SCAAC monthly meetings.

### Neighborhood definition per Sunfield Charter

Not discussed due to time.

## New Business / Other Business (15 min)

### Sunfield Community Association Advisory Committee - new members

John Elwell, Terry Acie Jr., Rose Marie Perez, Jessica Cobalt, Meredith Placko, Jonathan Uribe, Karie Brown

### Review subcommittee alignment

not reviewed due to time

## Subcommittee updates (x min) Review Trello project tracking system

- 1) Amenities (Cassandra, Rose Marie, John)
  - Lazy River / Pool - repairs / schedule - LR repairs, pool deck resurface (to begin 3/27), and splash pad fixture repairs to all be completed for 5/1 opening.
  - Ponds - Sunfield Parkway Pond rebuild - Still under MUD engineering review.
  - Playgrounds / Disc Golf - Disc golf referenced to use of existing baskets or next steps.
- 2) Infrastructure / Landscaping (Richard, Bill, John)
  - Sunfield Parkway, Campo Del Sol Bridge, Entry Column lighting - Issues inspected, for those not resolved parts ordered, repairs to be scheduled and completed once all parts are available.
  - Mail Center lighting - All completed
  - Firecracker Lighting - From WWT to Doral Academy operational. From Doral Academy to US Foods currently inoperable due to work on several lighting polls at US Foods. Dark segment will power up once US Foods repair / movement is completed.
  - Reunion Pavilion walkway - not discussed
  - Neighborhood Names & Monuments - not discussed
  - Neighborhood sidewalk replacement - compiled list to be sent to Caitlin for bid and scheduling of replacement.
  - Sunfield Community landscape maintenance map - final draft in preparation
  - Cherrystone Loop perimeter landscaping - PM review select segments and schedule installation with SunGrow.
  - 3:5 / 3:6 Gully landscaping - cleanup out for bid, PM review select segments for landscaping by SunGrow
- 3) Community, Hays CISD, Government Relations (Dan, Doug, Miklos)
  - Main Street Extension - not discussed
- 4) Rules & Regulations (Dan, Sheryl)
  - Rental properties - not discussed
  - ARC / Design Guidelines - not discussed
- 5) Activities / Neighborhoods / Welcome (Tammi, Sheryl)
  - Not discussed

## Neighborhood updates (5 min)

- Ashbury (*open*)
- Summer Trail (Sheryl Murphy)
- Azalea (Miklos Gaal)
- Magnolia (*open*)
- Rosewood (Cassandra Melgar-C'De Baca)
- Creekview (John Elwell)
- Greenfield (Terry Acie Jr.) Stop sign at Cenizio Dr. & Betony Loop
- Prairie View (Doug Stoyko, Jen Paisley)
- Sun Valley (Richard Galvan, Dan Butler)
- Lake View (*open*)
- Primrose (Les Kiser)
- Greenway (Rene Garcia) broken sidewalk along Eves Necklace Dr.
- Whisper Ridge (Tammi Claycamp, Bill Kennedy)
- Garden Brook (Rose Marie Perez)
- Cobblestone (*open*)
- Phase 3 Sec 5 (Leidy Elliott, Don Osborne)
- Phase 3 Sec 6 (Jessica Cobalt)
- Phase 4 Sec 1 (Jonathan Uribe)
- Phase 4 Sec 2 (Karie Brown)

## Closing comments and adjourn (5 min)