

SCAAC Meeting Agenda

April 8th, 2023 Notes

Call to order (5 min)

Attendance: Miklos, John, Terry, Doug, Jen, Richard, Dan, Les, Renee, Don

Notified not available: Sheryl, Tammi, Bill, Karie, Jessica

Strategic Plans (20 min)

Sunfield Community Association Board Seat (Miklos Gaal)

1) Almost no progress from last meeting

2) Recap of prior meeting. Goal is representation on 1/3 of the board with a purpose of focusing on existing homes in the community. Discussion included “how do we get to that point” which summarized into two strategies. The first is to directly request the Board to appoint a Sunfield resident to the board. This would be done through building a case for the benefit to the developer and residents, and in-person presentation of that case to the developer in Dallas. The second is a legal course of action involving TX statute, Sunfield Community Charter, legal representation and a court process. Support was determined for proceeding with the first option and if unsuccessful then determining the scope of the second option. It was identified this process may take some time to achieve, but is necessary due to the anticipated long length of time until turnover.

3) The Board Seat Sub-Committee is to move forward with building out the presentation and plan for presentation to Sunfield Board.

It was suggested all expenses be tracked for possible reimbursement in the future. Doug volunteered to track financials for the SCAAC. Input from the SCAAC at large will be solicited for the key elements and suggested content for the case for board representation. Miklos is the sub-committee chairman and will drive communication and meetings for the sub-committee.

Subcommittee updates (60 min) Review Trello project tracking system

1) Amenities (Rose Marie, John, Richard, Don)

Lazy River / Pool - repairs / schedule / rules - meeting of Pool Art and Commercial Swim held on LR leak with under-ground leak identified and repairs scheduled, lap pool deck resurface in process, and splash pad fixture parts on order with repairs to be completed for 5/1 opening. Monthly meetings scheduled with Commercial Swim. Pool Monitors managed directly by FSR with expanded role & new uniforms. New larger 48” tubes on hand to be implemented at LR. FSR checking on use of noodles for 2023. 2023 pool season rules communicated to Sunfield Community. There was discussion about the role of the SCAAC in communicating resident feedback about the amended pool rules for the 2023 season. It was discussed, the committee should participate in communication with FSR and the board regarding the response from the community, but not engage in specific action regarding a resident’s initiative to generate a petition and threaten legal action to rescind the alcohol policy in the 2023 rules. New amenity center general design was discussed including the possibility of pond access. It was mentioned a dock may or may not be added for fishing access to the lake. It was suggested instead of a dock which is affected by water level and requires maintenance, that a tiered step-down series of levels be integrated into a portion of the shoreline to provide catch & release fishing access.

Ponds - Sunfield Parkway Pond rebuild - Still under MUD review with Murfee Engineering. Pond rebuild will then need to be put out for bid.

Playgrounds - Devise a recommended design and budget for Reunion Pavilion playground and submit to Board.

Disc Golf - No. Old baskets no longer available and no new equipment to be purchased or installed.

Tetherball - Identify several pocket parks for installation, determine budget and submit to Board.

2) Infrastructure / Landscaping (Richard, Bill, John, Jen)

Mail Center lighting - SunGrow completed lighting installation, electric meter installation completed, all live.

Sunbright Street Lighting - Repairs completed by Beckett Electric, now both light poles are fully functional.

Sunfield Parkway Bridge - Repairs completed by Beckett Electric, all now fully functional.

Campo Del Sol Bridge - Repairs completed by Beckett Electric, all now fully functional.

Entry Column lighting - Beckett Electric to identify and fix issue at Sundown entrance and Aura entrance.

Sunbright entrance column tied to missing light pole, will be activated once light pole replaced.

Firecracker Lighting - Issue to be resolved with PEC and implications of Doral Academy and U.S. Foods.

Reunion Pavilion walkway - repairs approved and PM has bid out for award to rebuild / complete.

Neighborhood sidewalk replacement - sent out for bids, once received will submit for Board approval.

Sunfield Community landscape maintenance map - map completed but some property ownership needs to be officially transferred to the MUD so maintenance indicated on map properly aligns with ownership.

See HAYS CAD Interactive. <https://hayscad.com/interactive-map/>

Landscaping Replacement Plan - Create focus area map of Campo Del Sol, Sunbright Blvd., Sunfield Parkway.

- 3:5 / 3:6 Gulley landscaping - Bid submitted to MUD #3, once approved SunGrow to landscape select segments
4:1 / 4:2 Gulley landscaping - FSR to walk perimeter w/ SunGrow 4/11 to identify SunGrow action to be taken.
Nectar / Martha Sewer Right Of Way - FSR to walk perimeter with SunGrow on 4/11 and identify SunGrow action to be taken.
Cherrystone Loop perimeter landscaping - FSR to walk perimeter with SunGrow on 4/11 and identify action to be taken by SunGrow.
Neighborhood Names & Monuments - Emailing Board (Bruce) again for update.
- 3) Community, Hays CISD, Government Relations (Dan, Doug, Miklos, Renee, Les, Jen)
Main Street Extension - due to inaction by City of Buda (ETJ), discussions moving on to Hays County officials.
- 4) Rules & Regulations (Dan, Sheryl, Terry)
Rental properties - continue to build database from multiple sources.
ARC / Design Guidelines (patios, awnings, gazebos, lighting, etc.) - notifications / warnings / citations issued.
- 5) Activities / Neighborhoods / Welcome (Tammi, Sheryl)
Sunfield Community Spring Market to be held April 22nd from 10AM - 2PM.
Discussed plans to have an SCAAC table at the Sunfield Spring Market to promote the existence of the SCAAC. Dan not secure the space at the market. Renee & Terry volunteered to help with the table. A flyer explaining the purpose of the SCAAC and a list of the neighborhood representatives will be developed to be handed out during the market (Miklos to initiate draft). Post on social media for residents to stop by the SCACC table.

New Business / Other Business (15 min)

Review subcommittee alignment for new members

Amenities: John Elwell, Richard Galvan, Don Osborne

Infrastructure: John Elwell, Jen Paisley

Community Relations: Renee Garcia, Les Kiser, JenPaisley

Rules & Regulations: Terry Acie Jr.

Activities / Neighborhoods:

SCAAC Website and email: It was decided to create a domain for a SCAAC website which can house information about the SCAAC as well as provide connection points for neighborhood representatives. The site will include a neighborhood map along with the email address established for each neighborhood. A QR code will be developed as an easy way to sent residents to the site. Terry volunteered to work on the website design.

Neighborhood updates (15 min)

Ashbury (*open*)

Summer Trail (Sheryl Murphy)

Azalea (Miklos Gaal)

Magnolia (*open*)

Rosewood (*open*)

Creekview (John Elwell)

Greenfield (Terry Acie Jr.)

Prairie View (Doug Stoyko, Jen Paisley)

Sun Valley (Richard Galvan, Dan Butler)

Lake View (*open*)

Primrose (Les Kiser)

Greenway (Rene Garcia)

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)