

SCAAC Meeting Agenda

May 11th, 2024

Call to order (5 min)

Attendance (in-person): Michael, Kelly, John, Richard, Dan, Becki, Terry, Melody

Attendance (Zoom): Steve, Doug, Lalit, Stephanie, Angie

Notified not available: Rene, Tammi, Bill, Don, Ryan, Jan, Nyssa, (Darlene, Sagar step down)

Strategic Plans (30 min)

Sunfield Community Association Board Seat. Miklos & Terry to present status.

Review "Plan B" letter to Sunfield Community Association Board

Draft of demand letter completed and to be shared for final review. Becki noted she has access to prepaid legal counsel and could have the demand letter draft reviewed and also possibly sent under legal signature.

Checking account preparation work done. Need to have signatures determined.

NFP status is somewhat complicated and will take additional action prior to creating application to TX and IRS.

Kelly noted the SCAAC should have a charter and volunteered to work on creating a draft. Dan suggested it be modeled after the Sunfield Community Council structure which will go into effect once turnover occurs.

Review strategy for community engagement and use of SCAAC website sunfield-scaac.net

Terry noted some donations had been made by representatives to help offset the cost of the website subscription built on Wordpress. He indicated the platform is quite difficult to use and thus current functions are limited. He suggested moving from the platform as soon as possible. In the meantime we will continue to use the site for meeting notes, maps (completed & in-progress), and any other documents deemed beneficial to the community.

Neighborhood updates (30 min) *(new representatives)*

Ashbury (Michael Morales, Steve Sogar) greenbelt dumping, & debris, dogs loose, Sunbright surface degradation

Summer Trail (*Kelly Ekwurzel, Barbara Dearing*) neighborhood FB group difficulty

Azalea (Miklos Gaal) N/A

Magnolia (*open*) N/A

Rosewood (*Krista Deshayes*) N/A

Creekview (John Elwell) no new

Greenfield (*Kayla McCaul*) N/A

Prairie View (Doug Stoyko) no new

Sun Valley (Richard Galvan, Dan Butler) island on Sunwheat at Rough Bark damaged by dam contractor crew

Lake View (*Becki Kuper Franklin*) greenbelt design, fence stain by SCA / developer

Primrose (*open*) N/A

Greenway (Rene Garcia, Terry Acie Jr.) abandoned cars, parking, Greenway sign erosion (john noted)

Whisper Ridge (Tammi Claycamp, Bill Kennedy) N/A

Garden Brook (*open*) N/A

Cobblestone (*open*) N/A

Model Homes P3:S5 (Don Osborne) N/A

Autumn Sage (Lalit Tewari) N/A

Highlands (Ryan Sapp) gully maintenance, parking, builder lot

Northaven (Zach Schaphorst) N/A

Windridge (*Stephanie Lumley*) none yet

Hidden Creek (*Jan Cerna, Natalie Brier*) N/A

Vista Pointe (*open*) N/A

Lakeridge (*Melody Caluori Cipriano*) none yet

Lake Pointe (Ana Nyssa Bacia, Angie Bookout) nothing new

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

1) Amenities (**open**, John, Richard, Don)

Lazy River / Splash Pad / Playground (New) - insurance carrier agreed to no required lifeguards so staffing will be all pool monitors shared across all three amenity centers (10 additional PMs to be hired). Axis is continuing installation of equipment with equipment room to be started a.s.a.p. and splash pad to be installed in June. Playground installation is in process by PlayWell. Perimeter individual picnic pavilions installation is in process. A trail connecting west Sunfield Parkway dead-end, the Sunfield Parkway pond, and the Lakeside Amenity Center has been proposed and outlined on the landscape maintenance map.

Lazy River (Sunfield Parkway) - system inspection completed April 30th: river flow pumps #5 (controller), #8 (motor), #10 (impeller & diffuser) need repair or replacement. Some water-jet fittings are to be replaced. Adding a flow meter to the autofill for tracking water dispersal by the fill system.

Lap Pool / Splash Pad - canopies power washed, investigating the part difference in the new vs. old water cannons. Tim (Facilities Manager) to investigate mineral deposits seizing the water feature interactive valves. Damaged master gate controller for Splash-Pad / Pool and Pavilion magnetic gate lock has been replaced.

Ponds - Sunfield Parkway Pond rebuild - work has begun on repairing the upper and lower Sunfield Parkway ponds and rebuilding the dam with the addition of a concrete spillway. Any damage to roadway, curbs, and sidewalks by the contractor will be repaired by the contractor.

Playground @ Reunion Pavilion - investigating the cost of a PlayWell playground similar to Kyle Southgate.

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

Lighting - (Map in-process on SCAAC webpage)

Silver Pole (PEC) - see new lighting map for noted currently inoperable fixtures

Black Pole (SCA) - see new lighting map for noted currently inoperable fixtures

Mail Center - Sugar Cane East now operational / West – meter has been installed but lighting not on - PEC

Neighborhood sidewalk replacement - contractor selected and final list of segments to be replaced being reviewed with several recent additions. Caitlin to provide updated list. To start this month.

Fire Hydrants - porters are working on a map identifying all fire-hydrant locations and which need curb painting. It was suggested by Michael to also install blue diamond reflectors and as noted by Becki, this is a best practice but not required by any code.

Landscape replacement - Sunbright & Campo intersection, and Sunbright in area of Sunfield Elementary School to be replaced over the next month. Becki suggested xeriscaping if possible (I failed to note that reclaimed water is used for much of Sunfield landscape). Caitlin working with SunGrow to obtain original landscape design drawings and plant material list for SCA files.

Cherrystone Loop perimeter landscaping - sprinkler system is operational, sod to be installed (date to be determined when meeting with SunGrow 5/13).

Model Home & Autumn Sage Gulley - landscape map being updated adding quarterly and biweekly maintenance. Dead tree communicated to MUD #3 and will likely be removed (cost estimate in process). A policy regarding trees in the MUD “semi-wild areas to be established.

Highlands & Northaven Gulley - will be discussed at SunGrow meeting May 13th and determine status of project with SunGrow installation division.

Natchez Walkway & Cut-through @ Sunfield Parkway Pond - will be maintained weekly. Once pond construction is completed will have sod, landscape, and bench installed.

Landscape Maintenance Map - proposed update to include addition of MUD area adjacent to Lake Point Neighborhood for quarterly mowing, adjacent to fence line for biweekly mowing, and Phase 5 weekly mowing of landscaped walkways along Campo Del Sol and Sugar Cane, as well as the new Lakeside Amenity Center. Also weekly mowing will be added for the Buttonwood entrance to Main St. once installed. Maintenance of weeds in the curbs and gutters of common areas will also be addressed. Send Caitlin a note with photos of any areas where this is an issue. (draft on SCAAC webpage)

South Wild Perimeter - Caitlin is to set up a survey of the semi-wild area around the southern perimeter with Mike, John, and Dan to clarify both the old and new construction debris left behind in these areas.

Common Area Fence Stain - return segments which had been not been stained originally are in the process of being stained. Re-staining of Campo Del Sol fence is being investigated and cost determined.

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

Main Street Frontage Rd. To Firecracker - some Buda Bond money has been assigned and temporary lane reconfiguration is to be installed in the fall. Traffic signal lights also to be installed in the fall as a project shared by Hays County and the city of Buda.

Main Street Extension - Construction of the segment to Sunfield Parkway continues. Beyond that will involve review and approval by the City of Buda and Travis County.

2001 Speed Limit / Stop Light (Firecracker, Sunbright) - TXDOT in process of securing funding.
Lazy River No Parking Zone - request for "No Parking Zone" immediately infant of the Lazy River to be sent to Commissioner Cohen for consideration by Hays County Commissioner's Court.
Sunfield Elementary School - "No Parking" installed along . A meeting is pending to discuss walking strategies and potential bus route.
Sunfield & Area Multi-Family Residential - project numbers have been added to the Sunfield Neighborhood Map. Request for platt information submitted and in process with Hays Co. Development Dept.
MUD 1/3/4 - several Sunfield residents will be seated on MUD #1 and MUD # 3 boards at the next meeting.
SCAAC - a request has been made for "Club" status with with the management company for a monthly stipend.

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

Lawn Care / Landscaping - biweekly survey being done and notice / fines being assessed.
Trash & Recycling Containers - must be stored in garage or behind fence.
Rental Properties - Airbnb Properties - rental must be registered. Airbnb strictly forbidden - notify Caitlin.
Awnings / Patios - all installation must have ARC review
Parking / Trailers - send photos and address for review of trailers or commercial vehicles.
Lighting - send photos and address.

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

May Event / Activity Calendar from Casey -
Resident Suggestions - "Yard of the Month" for each neighborhood being considered by Casey.

New Business / Other Business (10 min)

Closing comments and adjourn (5 min)