

SCAAC Meeting Agenda

July 8th, 2023 notes

Call to order (5 min)

Attendance: Bill, John, Don, Doug

Notified not available: Dan, Mike, Tammi, Sheryl

Strategic Plans (20 min)

Sunfield Community Association Board Seat (Miklos, Terry, Karie, Dan)

No subcommittee members present. Discussion about and agreement by those present that the subcommittee needs to be reorganized.

Subcommittee updates (60 min) Review Trello project tracking system

1) Amenities (Rose Marie, John, Richard, Don) (Caitlin meets w/ Commercial Swim Tuesday 1st week of the month)

Lazy River - cleaning & repairs. Discussed letter sent to Caitlin, reference it for overall position of SCAAC regarding maintenance of water amenities. Investigation for change in maintenance company in process.

Algae - Final heavy scrub of embedded algae areas along with detail cleaning of entire channel conducted Wednesday 7/5. M/W/F maintenance to keep all areas clear of algae and debris. No financial penalty is contractually in place for lack of performance by Commercial Swim.

Circulation Pumps - Beckett electric met with manufacturer and assessed wiring and controller issues. All 12 motors check ok. Developer electrician and manufacturer met at Lazy River Thursday 7/6 to install new controllers where needed and identify next steps for repair of wiring as needed. Pumps 4,5,7,8 functioning 7/11
Maintenance schedule - Pool monitors to be more engaged internally in removal of trash and general upkeep of facility appearance.

Lap Pool - cleaning Pool monitors to be more engaged internally in removal of trash and general upkeep of facility appearance.

Splash Pad - cleaning & fixture repairs - Cannon still on backorder. Proposal for repair of spray heads on features and in zero depth edge of splash pad. New wheels put back on valves. Proposal for repair or replacement of feature valves. Specific list and images of elements still needing repair to be provided.

Pool Monitors - responsibilities / security guard

Gate - Admission with fob and bands, no glass, no alcohol, only approved floats

Interior - Walk the interior, keep picked up and organized. Check trash & empty start, mid-day, closing.

Ponds - Sunfield Parkway Pond rebuild - no update on pond rebuild schedule

Playground - Caitlin to continue discussion with board to include installation of playground at Reunion Pavilion in conjunction with installation of new amenity center playground.

2) Infrastructure / Landscaping (Richard, Bill, John, Jen) (Caitlin meets w/ Sun Grow Tuesday 2nd week of the month)

Sunfield Community landscape maintenance map - Meeting held May 27th for updated contract review. Board wants MUD responsibility removed from the landscape map. Caitlin to push back with board. Committee discussed and feel all maintenance should be reflected on the map provided to residents. Dismayed in time it is taking to get the map completed and shared with the Sunfield community.

Landscape replacement - Planned for fall installation

Reunion Pavilion walkway - Sidewalk completed. Final landscape to be completed once backfill completed.

Cherrystone Loop perimeter landscaping - Area adjacent to pond along the sidewalk to be landscaped as cut-throughs within the neighborhood are completed and landscaped.

4:1 / 4:2 Gulley - Area down to retention pond to be irrigated. Landscaping will be installed once irrigation is completed. One time clearing of overgrown to be done as soon as possible in Sun Grow schedule.

Natchez pond sidewalk irrigation & landscaping - Irrigation box to be buried Barricade & sandbags to be removed. Landscaping to be installed in conjunction with pond rebuild.

Landscape visibility trimming - trimming with stop sign visibility to be SOP for Sun Grow. Stop sign at intersection of Sunfield Parkway and Canyon Maple Dr. To be readdressed as action was insufficient.

Entry Column & Bridge lighting - Sunfield Bridge Column driver out - replacement on order. Aura & Firecracker Entrance Column driver out - replacement on order.

Silver Pole lighting (PEC) - 15 streetlights out per PEC report. Approximately 5 require bulb replacement by PEC, remainder (including 4 on Promenade Parkway) require wiring repair by Beckett Elect. and may also need bulbs. In cases where damage was caused by AT&T, repair to be charged to AT&T.

Firecracker / 2001 Lighting - 2001 from Sunbright to Firecracker operational (need to verify). Firecracker from 2001 to Sundown operational except for one fixture needing repair (need to verify).

Neighborhood sidewalk replacement - Mike getting bid from contractor of sidewalks at new amenity. Caitlin getting bid from separate contractor, to walk broken sidewalks to be included in replacement.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - No reply yet from Hays Transportation Dept. Request also includes fire hydrant marking and no parking zone marking (including area in front of Lazy River entrance).

Neighborhood Names & Monuments (3:5-6, 4:1-3, 5:1-6) - Mike has list of names. Caitlin to get list to update neighborhood map and for creation of Phase 5 neighborhood social media pages.

3) Community, Hays CISD, Government Relations (Dan, Doug, Miklos, Rene, Les, Jen, Courtney)

Main Street Extension - at least up to Sunfield Parkway

Main Street & Frontage Rd. - expand Main St. back from Frontage Rd. and align lanes

Main Street & Firecracker - adjust and account for pending retail center and traffic

2001 Speed Limit - properly sign 2001 realignment speed limit to be 45 MPH in both directions

Sub-Committee engage in pressuring TXDOT, HAYS DOT, and City of Buda as applicable to achieve action.

NOTE: Meeting w/ Buda and Hays officials about ETJ & County responsibility on August

SH 45 Gap - discussed need for Sunfield to engage in providing input to study. How to get resident engagement

Cable / Internet Providers - Emily to confirm plans for Phase 5 as well as existing neighborhoods and

investigate each providers website for use in verifying active service for specific address.

4) Rules & Regulations (Dan, Sheryl)

Rental properties - Continue to build rental property database & enforce requirement to provide FSR lease copy.

Airbnb properties - Emily to conduct Airbnb site scrub biweekly (coinciding with Caitlin's community drive) with violation notices sent concurrent to other community rule violation notices.

Awnings / Patios - Continued monitoring status of existing violations and drive community for new infractions.

Parking / Trailers - Continue to drive community and issue violation notification and fines. Discuss with board possibility of increasing fine for ongoing violation

Yard Waste Disposal - Monitor community owned areas on neighborhood drives and notify homeowners where yard waste is being disposed on community property.

ARC / Design Guidelines - Continue to reinforce requirement for ARC approval of exterior modifications to structures and landscaping.

5) Activities / Neighborhoods / Welcome (Tammi, Sheryl)

July Activity Calendar from Casey

New Business / Other Business (15 min)

Review community information sheet

Neighborhood updates (15 min) new members in red

Ashbury (*Michael Morales*)

Summer Trail (Sheryl Murphy)

Azalea (Miklos Gaal)

Magnolia (*Rafael Camarena*)

Rosewood (*Courtney Runkle*)

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, *Isabel Huerta*)

Greenway (Rene Garcia)

Whisper Ridge (Tammi Claycamp, Bill Kennedy)

Garden Brook (Rose Marie Perez, *Sabrina Salazar*)

Cobblestone (*Fabrizio Sarna*)

Phase 3 Sec 5 (Leidy Elliott, Don Osborne)

Phase 3 Sec 6 (*open*)

Phase 4 Sec 1 (Jonathan Uribe)

Phase 4 Sec 2 (Karie Brown, *Cole Lelli*)

Closing comments and adjourn (5 min)