

SCAAC Meeting Agenda

August 12th, 2023

Call to order (5 min)

Attendance: Michael, Miklos, John, Dan, Les, Rene, Bill

Notified not available: Sheryl, Terry, Doug, Jen, Richard, Tammi, Rose Marie, Don, Cole

Discussed quorum and if it was necessary for committee action. It was generally agreed that as an unofficial body a quorum is not required. It was agreed 50% of members is not required but also that one or two members meeting does not make a meeting of the SCAAC a valid committee meeting. We will discuss an agreed number necessary to validate an SCAAC meeting during the September meeting. Suggested a minimum of four or five members. SCAAC meetings are intended to be in person, but for those unable to attend in person, a Zoom connection will be provided for future meetings.

Strategic Plans (15 min)

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

Discussed commitment to proceed with plan which had been previously approved. Those present indicated we should proceed and Miklos committed to set up two meetings for the purpose of drafting the presentation to present to the committee for review prior to advancing to establishment of a meeting with the board. Meetings to be held via Zoom at 7PM Tuesday 8/15 and 8/22.

Subcommittee updates (60 min) Review Trello project tracking system

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

Lazy River - cleaning & repairs - discussed that improvement has been made regarding algae and water clarity but that current condition is still not at what would be considered an acceptable ongoing maintenance level. A new algacide has been ordered and will be integrated into the maintenance schedule once received. The current algae will continue to be scrubbed during the M-W-F maintenance. Repairs have been completed on 10 of the river flow circulation pumps. Pumps #9 to have a controller installed by Becket Elect. And pump #10 repair is waiting on integral internal motor parts. Bids for maintenance of Sunfield water amenities by other companies are in process and will be considered by the board for 2024 season. It was discussed that any new contract should include a financial penalty for failure of performance. A recent issue regarding lack of security during an issue with patrons at the Lazy River was discussed. It was due to a no-show of an employee of a subcontractor. A solution needs to be found so this does not result in there being no security. Concern was also expressed regarding the actual enforcement of rules by security when present. Hiring of off duty police officers was suggested. With the addition of a new Lazy River it was suggested that Sunfield have a full time aquatics director responsible for maintenance and staff at the Lap Pool, both Splash Pads, and both Lazy Rivers. It was also suggested an office for the water amenities director be established at one of the Lazy River facilities. Staffing of Pool Monitors has become an issue as several have resigned to return to school. This is an ongoing issue with seasonal employees and should be accounted for. Suggested looking at ways to make sure higher demand times are covered and that no monitor is necessary during no or low demand periods.

Lap Pool - cleaning - water clarity issue in July was discussed. Currently clarity is fine, algae is fine (other than some nooks around stairs which need continual attention), some minor issues with sediment which will be addressed. Lack of quality appearance of lap pool is due to pool surface needing to be repainted or resurfaced. Recommend this be done during the off season.

Splash Pad - cleaning & fixture repairs - Sediment to be addressed more frequently. Water Cannon is still on backorder. Dan to provide Caitlin with a presentation on specific elements of the Splash Pad still requiring replacement or repair

Ponds - Sunfield Parkway Pond rebuild - No new information. Caitlin to push Scott to provide status update. Playground @ Reunion Pavilion - Caitlin to ask board add to the playground contract for the new Lazy River.

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

Sunfield Community landscape maintenance map - Map to be confirmed on Monday 8/14 and Caitlin to push for inclusion of MUD maintained areas.

Landscape replacement - Survey of landscape by Brian @ Sungrow, Caitlin, and Emily completed last week. Fall replacement planting plan being drafted to optimize budget and overall landscape aesthetic.

Reunion Pavilion walkway - Key repairs are all completed. Clean-up needs to be done while waiting on final completion of project.

Cherrystone Loop perimeter landscaping - Vegetation to be mowed down in the interim until irrigation and landscaping are completed.

4:1 / 4:2 Gulley - Vegetation to be mowed down in the interim until irrigation and landscaping are completed.

Natchez pond sidewalk irrigation & landscaping - Irrigation controller box @ Natchez & Rough Bark to be properly installed and backfilled. Irrigation to be part of regular irrigation schedule.

2) Infrastructure / Landscaping (continued)

Landscape visibility trimming - Tree on Sunfield Parkway @ Canyon Maple Dr. was lifted rather than trimmed. Resulting in sufficient exposure of stop sign.

Entry Column & Bridge lighting - All entry columns and bridge lighting now operational. This is excluding the single column at Sunbright entrance which will be powered once the silver pole lighting is reinstalled.

Silver Pole lighting (PEC) - select outages have been restored. PEC and Beckett Elect. Continuing work to get all street lighting operational (Promenade Parkway still in process). Billing to AT&T for repairs necessitated by conduit installation. If residents see a silver pole street light out, please report the street and black number painted on the pole to Caitlin.

PEC is installing Smart Meters and if contacted will work to schedule a time window for specific resident.

Firecracker / 2001 Lighting - Lighting had been restored but was taken back down due to electrical issue discovered when checking irrigation in the area around Doral Academy. Wiring issue to be addressed by Beckett Elect and billed to Doral Academy.

Neighborhood sidewalk replacement - Bids being accepted from several contractors for replacement. Report any fragmented sidewalk in community areas to Caitlin for them to be added to the list prior to construction.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - Still working with Hays County to get existing crosswalks repainted and also add crosswalks in specific areas. Also working to have specific No Parking areas identified and marked. Roundabouts and Postal Pavilion's are approved to be repainted and in process of being scheduled.

Neighborhood Names & Monuments (3:5-6, 4:1-3, 5:1-6) - List of names has been produced and submitted to the board, waiting on board approval for names to be released.

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

Main Street: I35 Frontage Rd. to Firecracker - Buda DOT has approved preliminary plans for the rebuild of this stretch of Main Street to include a landscaped center median with two lanes in either direction along with adjacent sidewalks and landscape. The city is waiting on grants for funding construction.

Main Street: Extension from Sunfield Water Tower to Sunfield Parkway to Turnersville Rd. - Buda DOT has approved initial construction of a three lane roadway with easement to expand to five lanes. It has been expressed the Sunfield developer is ready to move forward with this construction once official notification is received from the City of Buda.

2001 Speed Limit - Only one speed limit sign is posted for the SE lane(s) of 2001 and is 45 MPH located adjacent to the Fire Station, between the intersections with Old Goforth Rd. and E Goforth St. There is no other speed limit sign for the entire length of 2001 to intersection with Hwy 21. For the NW lane(s) there are two speed limit signs, one 60 MPH located just north of the intersection with Hwy 21 and the other 45 MPH just past the intersection with Sunbright Blvd. (entrance to Sunfield). Buda staff, Hays County Commissioner, and SCAAC members will all engage with TX DOT to rectify this situation.

Cable / Internet Providers - AT&T will be installing conduit and fiber in Whisper Ridge, Cobblestone, 3:6, 4:1, and 4:2 neighborhoods.

4) Rules & Regulations (Dan, Sheryl)

Rental properties - database of rental properties is being maintained and requirement for lease to be filed with FSR is being enforced. Noncompliance will result in citation.

Airbnb properties - short term rental is not allowed per Community Charter and violations will receive citations.

Awnings / Patios - all exterior modification or addition requires ARC request, review, and approval.

Parking / Trailers - trailers parked at residences will be cited of violation of bylaws.

Yard Waste Disposal - disposal of yard waste on community property is forbidden, violators will be cited.

ARC / Design Guidelines - these can be found on the community portal.

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

August Activity Calendar from Casey

New Business / Other Business (20 min)

Hays County - Buda City - Buda ETJ - Sunfield jurisdiction and responsibility - discussed the need to better understand the role of MUD #1, #2, #3, #4 in the maintenance of Sunfield infrastructure. All signage issues to be sent to Michelle Cohen Hays County Commissioner Precinct 2.

Member notification and attendance to maintain representative position - neighborhood representatives not attending or providing advance notification of absence for three consecutive months will have their seat vacated and a new representative will be sought for that neighborhood.

YTD Sunfield Community Financials - not discussed

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)