

SCAAC Meeting Agenda

September 9th, 2023

Call to order (5 min)

Attendance (in-person): Les, John, Rene, Dan

Attendance (Zoom): Doug, Terry

Notified not available: Miklos, Jen, Bill, Tammi, Courtney

Stepping Down: Sheryl, Cole, Rose Marie

Neighborhood updates (30 min)

Ashbury (Michael Morales)

Summer Trail (*open*) Sheryl Murphy stepped down

Azalea (Miklos Gaal)

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell). No response from Neighborhood FB. Four items of concern. 1) Need I-35 NB exit to Main Street. 2) Need right turn lane from Main St. onto Firecracker with radius for semi trucks 3) Turnersville to Hwy 45 expanded to four lanes. 4) Need larger library box. Discussed perhaps having two boxes, one for kids and one for adults.

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley) 1) Martha / Nectar sewer easement needs to have weed control as weed seeds spread when mowed ending up in lawns. 2) Some backfilled road cuts by AT&T have sunk and need to be redone (see images on Trello)

Sun Valley (Richard Galvan, Dan Butler). 1) Irrigation control at Rough Bark by pond repaired and properly installed impacting irrigation along Natchez sidewalk.

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta) nothing to report

Greenway (Rene Garcia, Terry Acie Jr.). RG 1) Irrigation controller for Eves Necklace had been tampered with impacting common area landscaping along Eve's Necklace. SunGrow reset controllers and irrigation is operable again. Controller boxes may need to be secured to prevent tampering. 2) Reclamation Pond water level regulation was disrupted. Pumps not properly regulating inflow and out flow which may in part be due to missing regulation float. Pump for outflow to gully appears to not be operating. 3) Cars are parking in front of fire hydrants. TX code is no parking within 15 feet of a fire hydrant. Need to paint curb for 15 feet in each direction as some community residents are ignorant of the statute. 4) Rental properties with multiple tenants violates the Community Charter.

TA 1) Mowing along the gully missed some areas and there is plant material not fully cut down.

Whisper Ridge (Tammi Claycamp, Bill Kennedy)

Garden Brook (Sabrina Salazar) Rose Marie Perez stepped down

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 stepped down

Phase 4 Sec 3 (*open*)

Strategic Plans (15 min)

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

Discuss draft of letter to Sunfield Community Association Board - a draft of letter is prepared but not finalized by the subcommittee yet. General content is laying out the case for the developer to appoint a Sunfield resident to the SCA Board. Once final draft is approved by the SCAAC as a whole, it will be sent by registered mail to each SCA Board member.

New Business / Other Business (20 min)

Sunfield MUDs - Sunfield MUDs #1, #3, #4 have public hearings for review and approval of 2023 tax rate and 2024 budgets on Tuesday 9/12. Dan to attend and question tax rate not being lowered due to increased property valuation generating increased tax revenue.

YTD Sunfield Community Financials - financial spreadsheet provided with updated accounting through July 2023.

Subcommittee updates (45 min) Review Trello project tracking system

1) Amenities (John, Richard, Don)

Lazy River - cleaning & repairs discussed that improvement has continued to made regarding algae and water clarity but that current condition is still not considered acceptable. The new algicide has been received and integrated into the maintenance schedule. The remaining algae will continue to be scrubbed during the M-W-F maintenance. Pumps #9 & #10 to be reinspected by manufacturer to determine repair or replacement. 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. With the addition of a new Lazy River a full time aquatics director responsible for maintenance and staff at the Lap Pool, both Splash Pads, and both Lazy Rivers. This is planned to be included in the 2024 budget for consideration by the board.

Lap Pool - cleaning - the tile cleaning which was started needs needs to be finished and Caitlin indicated she is working with a new coordinator at Commercial Swim and it will be completed by next week.

Splash Pad - cleaning & fixture repairs - the tile cleaning which was started needs needs to be finished and Caitlin indicated it will be completed by next week. The repair of the fixtures will not happen this year. A budget request has been submitted for the repaired to be made in the off season.

Ponds - Sunfield Parkway Pond rebuild - no update. Caitlin to contact MUD engineer for status report.

Playground - need to provide cost estimate and visual of equipment and placement.

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

Sunfield Community landscape maintenance map - meeting with SunGrow 9/13 to finalize map. An appreciation celebration for SunGrow Staff will be held 9/15 at the Sunfield office.

Landscape replacement - need recommendations sent by the end of September, planting will begin in October.

Reunion Pavilion walkway - completed! HOORAY!

Cherrystone Loop perimeter landscaping - in process, to be completed by 9/13.

4:1 / 4:2 Gulley - remaining material not cut down will be cut and trimming performed by the end of the month.

Natchez pond sidewalk irrigation & landscaping - irrigation system has been repaired & box properly installed.

Entry Column & Bridge lighting - Aura entrance right rear column light and Sundown entrance right side column light and wall lighting to be checked and repaired by Beckett Electric.

Silver Pole lighting (PEC) - Caitlin to contact PEC for update on repairs. Lighting map to be updated with new areas and shared with the community.

Firecracker / 2001 Lighting - Beckett Electric was contacted 8/31 to identify issue and determine what is needed for repair. Repair immediately if not requiring a capital investment. If issues is more complicated, identify cost and request budget.

Neighborhood sidewalk replacement - several segments added to the list. Waiting on quotes from contractors.

Looking into establishing a dollar amount for removal and replacement based on surface square footage of damaged sections so the back and forth quote and budget process can be circumvented.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - the mud striped the roundabouts but no crosswalks. Caitlin will put together a meeting with Hays County Commissioner, Hays CISD Board Member, Sunfield Elementary School PTA representative to discuss crosswalks and if needed crossing guards to establish safe walking routes for students from throughout Sunfield. This is to include a plan for students in Greenway and Whisper Ridge to cross Campo Del Sol.

Neighborhood Names & Monuments (3:5-6, 4:1-3, 5:1-6) - Mike to check on status of releasing the names and if possible release to Caitlin to be shared with the community.

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

Main Street Frontage Rd. To Firecracker - Follow-up with Buda City Manager on funding status.

Main Street Extension - developer to begin as soon as possible. Caitlin to connect with Scott on anticipated start date and details of extension plan. MUD bonds will need to be issued.

2001 Speed Limit - need to follow-up with Buda, Hays County, and TXDOT.

Cable / Internet Providers - AT&T to install throughout remaining Phase 3 and Phase 4 sections

4) Rules & Regulations (Dan, _____)

Rental properties - Airbnb properties - ARC / Design Guidelines - Awnings / Patios - Parking / Trailers -

Rental & Airbnb continues to monitored by Emily. Caitlin registers R&R violations by drive through bimonthly.

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

September Activity Calendar from Casey

Closing comments and adjourn (5 min)