

SCAAC Meeting Agenda

October 14th, 2023

Call to order (5 min)

Attendance (in-person): John, Doug, Richard, Dan, Rene, Terry, Bill, Bob, Don, Sagar, Ashsa, Anna

Attendance (Zoom): Karie (connection issue on sending end)

Notified not available: Ryan, Les, Tammi, Courtney, Jen

Neighborhood updates (30 min)

Ashbury (Michael Morales)

Summer Trail (*open*)

Azalea (Miklos Gaal)

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell) Need semi-truck right turn capability onto firecracker from Main. John to send pic to HCDOT. Doug to engage HCDOT as part of Community Engagement sub-committee..

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley) nothing new

Sun Valley (Richard Galvan, Dan Butler) Frontier now marking lanes & curbs in Sun Valley

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta)

Greenway (Rene Garcia, Terry Acie Jr.) Inkberry Pond clearing activity - is for future development.

Potentially condominium or townhomes. Street parking has become serious safety issue. Want to get specific sections of curb painted red with No Parking. Mowing of gully did not include removal of some trees. They need to be cut down as well.

Whisper Ridge (Tammi Claycamp, Bill Kennedy) Cable

Garden Brook (Sabrina Salazar, Bob Wohlleber). Car parking making passage for safety vehicles impossible. Can one side of street be "No Parking"? / Yard maintenance is very poor and need better enforcement.

Cobblestone (Fabrizio Sarna)

Model Homes P3:S5 (Leidy Elliott, Don Osborne) Is the name really "Model Homes"? Discussed it will change once models are sold off. Sees improvement in parked cars since violation complaint.

Autumn Sage (Sagar Jani, Asha Dubasi-gonels, Lalit Tewari) bench for park, Autumn Sage - Lakeridge cut-through landscape, trash clean-up & maintenance of power-line easement (builder responsibility?) Cover for storm drains like used during construction so kids toys don't go into storm drain system.

Highlands (Ryan Sapp) numerous yards lacking any maintenance (need enforcement), concern about construction behind the neighborhood and what barriers will be put in place separating the multifamily property from the Highlands neighborhood.

Northaven (Karie Brown)

Windridge (Zach Schaphorst)

Hidden Creek (*open*)

Vista Pointe (*open*)

Lakeridge (*open*)

Lake Pointe (Anna Nyssa Bacia) streetlight at Campo & Promenade, retaining walls degrading / dog poo stations for the Phase 5 area.

Strategic Plans (15 min)

Sunfield Community Association Board Seat (Bill Kennedy)

Discuss draft of letter to Sunfield Community Association Board - discussed key aspects of the letter and the desire to get it approved and sent prior to the Sunfield Community Association Annual Meeting. The content of the letter was deemed adequate to send as written, but input was requested through Friday 10/20 and the final letter will be sent certified mail on 10/23.

New Business / Other Business (20 min)

Sunfield MUDs - Sunfield MUDs #1, #3, #4 financial spreadsheet provided for discussion

Discuss potential of residents running for seats on MUD boards (Doug Stoyko)

The MUDs #1, #3, #4P, #4M control the issuance of construction bonds and the annual operating budgets for the MUDs themselves controlling roughly \$14M in tax revenue annually. Two seats on each of the three MUD boards are up for election in 2024. The election will be held in May per information below. The boards meet on the fourth Tuesday of even months. We would like to identify Sunfield residents interested in supporting the community by running for a seat and serving on one of the MUD boards.

The next director's election for the District will be held on May 4, 2024.

To be qualified to serve as a director, a person shall be at least 18 years old, a resident citizen of the State of Texas, and either own land subject to taxation in the district or be a qualified voter within the district.

Director candidacy filing requirements and deadlines are as follows:

To run for election to the District's Board of Directors, a person must file an application for a place on the ballot. The application must be filed with the Secretary of the District's Board of Directors or his/her designated agent by mail, fax or in person. An application may be downloaded/printed from the website of the Texas Secretary of State at <https://www.sos.state.tx.us/elections/forms/pol-sub/2-21f.pdf>

Texas Ethics Commission – Forms and Instructions

First day to file for place on May 4, 2024 general election ballot is Wednesday, January 17, 2024.

Last day to file for place on May 4, 2024 general election ballot is by 5:00 p.m. on Friday, February 16, 2024.

A person may run for election to the District's Board of Directors as a write-in candidate and to do so must file a declaration of write-in candidacy. The declaration must be filed with the Secretary of the District's Board of Directors or his/her designated agent by mail, fax, email or in person. A declaration form may be downloaded/printed from the website of the Texas Secretary of State at <https://www.sos.texas.gov/elections/forms/pol-sub/2-23f.pdf>

The deadline to file write-in candidacy declaration for May 4, 2024 general election is by 5:00 p.m. on Tuesday, February 20, 2024.

The location(s) of the election will be posted upon determination.

<https://districtdirectory.org/hays-county/sunfield-municipal-utility-district-no-1/>

<https://districtdirectory.org/hays-county/sunfield-municipal-utility-district-no-3/>

<https://districtdirectory.org/hays-county/sunfield-municipal-utility-district-no-4/>

YTD Sunfield Community Financials - financial spreadsheet provided for discussion **not discussed**

Subcommittee updates (45 min) Review Trello project tracking system

1) Amenities (John, Richard, Don)

Lazy River - cleaning & repairs - new algaecide has really helped, continue to scrub during regular maintenance visits with final special algae scrub scheduled 10/25, budget request for full-time water facilities manager on FSR Sunfield staff and five day per week service by contracted maintenance company. Budget request for required repair / replacement of pump s#9 & #10.

Lap Pool - cleaning - toilet seats replaced, new cleaning materials tried on mineral deposits, cleaning procedure reviewed with porters, plan for flooring to be resurfaced off season, budget request for resurfacing and grouting of lap pool.

Splash Pad - cleaning & fixture repairs - bid requested for repairing all features including interactive valves, spray heads, base covers, and repaint as needed.

Ponds - Sunfield Parkway Pond rebuild - developer commitment for repairs to start in 2023. If there is no sign of the beginning of repairs by 12/31/23 news media will be contacted and provided a press document outlining the damage and multiyear failure to rectify the damage. Austin Statesman, Hays Free Press, FOX 7 Austin, KEYE CBS Austin, KXAN NBC Austin, KVUE ABC Austin.

Playground @ Reunion Pavilion - Playwell is contractor for the playground at the new Lazy River, Caitlin to request Playwell to provide proposal for Reunion Pavilion playground.

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

Sunfield Community landscape maintenance map - revision to some area between and around Highlands and Northaven Neighborhood being tweaked on map. Revised map to be sent to board for approval to release.

Landscape replacement - select areas have restoration and plantings in progress

Cherrystone Loop perimeter landscaping - remaining clean-up by the end of October and to be on a biweekly maintenance schedule. Caitlin to discuss irrigation and landscaping with SunGrow.

Highlands & Northaven Gulley - remaining clean-up by the end of October and to be on a biweekly maintenance schedule.

Natchez pond sidewalk landscaping - Caitlin will work on getting bench along with other benches which are to be installed in other areas. Will work with SunGrow to get trees added Natchez by pond to landscape plan.

Entry Column & Bridge lighting - all entries (other than one column at Sunbright / 2001) and bridge lighting now operational

Silver Pole lighting (PEC) - A number of lights are still out along Promenade, Caitlin to get update from PEC. Work on updated lighting map plan and number new areas. Create a crossover spreadsheet to PEC code identifiers. Create a numbered dot map of light poles to make reference easy.

Firecracker / 2001 Lighting - lighting now operational on 2001 to Firecracker and down Firecracker.

Neighborhood sidewalk replacement - measured segment to get area of repair required. Waiting on bids.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - put together meeting to discuss crosswalks and walking routes for Sunfield Elementary.

Caitlin (FSR), Dan (SCAAC), Cristyn (Sunfield PTA), Michelle (Hays Co Commissioner), ??? (Hays Co DOT), ?? (Hays Co Sheriff)

Neighborhood Names & Monuments - names have now been issued for all but P3S5. Monuments are in process of creation

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

Main Street Frontage Rd. To Firecracker - Buda looking for funding

Main Street Extension - developer has begun grading and platt has been approved.

2001 Speed Limit / Stop Light - TXDOT has reevaluated traffic data and plans for a stoplight. Speed Limit along 2001 from Satterwhite still needs to be addressed.

Cable / Internet Providers - see matrix of providers

4) Rules & Regulations (Dan, _____)

Lawn Care / Landscaping - biweekly neighborhood survey. provide proposal to Caitlin for change to lawn R&R to include automatic mowing and edging of lawn adjacent to street (front & side where applicable) concurrent with the 3rd notification and initial violation fine with cost for mowing billed to resident.

Rental Properties - Airbnb Properties - tracking by Emily

Awnings / Patios - not discussed

Parking / Trailers - biweekly neighborhood survey, numerous neighborhoods complaining about parking. Investigate the Hays County ordinance on parking and "abandoned" vehicles.

Lighting - Caitlin & Emily rely on resident notification for violations.

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

October Activity Calendar from Casey

Resident Suggestions

Closing comments and adjourn (5 min)