

# SCAAC Meeting Agenda

November 11th, 2023

## Call to order (5 min)

Attendance (in-person): Dan, Miklos, Bob, John, Renee, Don, Sagar, Lalit, Hailee, Ana, Angie

Attendance (Zoom): Terry, Doug, Asha,

Notified not available: Bill, Richard, Zach, Les, Tammi, Ryan

## Neighborhood updates (30 min)

Ashbury (Michael Morales)

Summer Trail (*open*)

Azalea (Miklos Gaal) *issue with foundations - suggest community service meeting @ prevention*

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell) *nothing new*

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley) *sidewalk added to Trello*

Sun Valley (Richard Galvan, Dan Butler)

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta)

Greenway (Rene Garcia, Terry Acie Jr.) *traffic accident @ Campo Del Sol & Satsuma / none*

Whisper Ridge (Tammi Claycamp, Bill Kennedy)

Garden Brook (Sabrina Salazar, *Bob Wohlleber*) *parking*

Cobblestone (Fabrizio Sarna)

Model Homes P3:S5 (Leidy Elliott, Don Osborne) *parking - has seen some improvement*

Autumn Sage (*Sagar Jani, Asha Dubasi, Lalit Tewari*) *landscape in power easement / nothing*

Highlands (*Ryan Sapp*)

Northaven (Karie Brown)

Windridge (*Zach Schaphorst*)

Hidden Creek (*Hailee Russell*) *nothing at this time*

Vista Pointe (*open*)

Lakeridge (*open*)

Lake Pointe (*Ana Nyssa Bacia, Angie Bookout*) *Drain @ Sugarcane & Ginger / Portapotty @ mail center*

## Strategic Plans (30 min)

Sunfield Community Association Board Seat (Doug Stoyko)

Discuss status of letter to Sunfield Community Association Board - *requested response from board by end of November. No response yet. If negative response or no response, move to next step in strategy.*

Sunfield MUDs - Sunfield MUDs #1, #3, #4 response email provided for discussion (Dan Butler) *MUDs provide much of the services normally provide by a municipality. A number of those functions were clarified in response to the query of the muds regarding a number of aspects of Sunfield Community development. Sunfield MUDs receive \$0.90 / \$100 of taxable home valuation. Discussed requesting movement of the Sunfield MUD meetings from Murfee Engineering offices to Sunfield Community Office. Suggested to make request only if homeowners will attend and or if Sunfield homeowners are elected to seats on the boards. Discussed options #1 - do nothing, #2 - request virtual spec be added to meetings, #3 - request meeting be moved. Miklos to draft request letter for SCAAC consideration.*

Discuss strategy to identify resident candidates to run for Sunfield MUD board seats (Doug Stoyko) *Discussed process for applying to be on the May 4th 2024 ballot and application period of Jan. 17 thru Feb. 16 2024. Discussed bimonthly schedule and touched on responsibilities. Tabled further discussion due to time and Doug will establish a separate meeting to develop strategy for creating a description of responsibilities and how best to communicate to the Sunfield Community and identify candidates.*

# New Business / Other Business (10 min)

YTD Sunfield Community Financials - financial spreadsheet provided for discussion  
No discussion.

SCAAC Subcommittees - identify subcommittee chairs and members

Bob - Amenities, Zach - Community Relations, Terry - Community Relations, Sagar - Landscape, Ana - Rules & Regulations, Angie - Rules & Regulations, Renee - Activities (chair).

Dan to email all representatives not on a subcommittee to request they identify a subcommittee to support.

Dan to send email to each subcommittee for them to identify the chair for the subcommittee. (point person to initiate & keep things moving within the subcommittee)

## Subcommittee updates (40 min) Review Trello project tracking system

### 1) Amenities (John, Richard, Don, Bob)

Meeting Wednesday to address plans for off-season and in-season water amenity maintenance in 2024. Meeting to include FSR (Caitlin, Emily), Sunfield PM (Mike), Commercial Swim (owner), Lazy River installation contractor. Plan is to have monthly status meetings. Discussion ongoing regarding Water facilities manager.

**Lazy River - off-season maintenance & repairs -**

Pump motors (2 still inoperable) to be replaced. Off-season water, skimmers, and underwater surfaces to be checked and adjustments or issues to be addressed twice per week (M & F). In-season maintenance will be 5 times per week (M, Tu, W, Th, F) with on call service available as necessary on weekends.

**Lap Pool - off-season maintenance & repairs -**

Off season the pool surface is to be resurfaced and tile regretted (\$100K). Off-season water, skimmers, and underwater surfaces to be checked and adjustments or issues to be addressed twice per week (M & F). In-season maintenance will be 5 times per week (M, Tu, W, Th, F) with on call service available as necessary on weekends.

**Splash Pad - off-season maintenance & repairs -**

Fixtures, valves, & spray heads to be fixed as budget allows (\$30K). Off-season water, skimmers, and underwater surfaces to be checked and adjustments or issues to be addressed twice per week (M & F). In-season maintenance will be 5 times per week (M, Tu, W, Th, F) with on call service available as necessary on weekends.

**Ponds - Sunfield Parkway Pond rebuild -**

Design has been approved by MUD engineer. Developer must put out & accept bid for construction to begin.

**Playground @ Reunion Pavilion -**

Caitlin to meet with Plawell at the Reunion Pavilion site to develop a playscape plan adjacent to the pavilion.

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

**Sunfield Community landscape maintenance map -**

Landscape map provided at annual meeting. Map to be adjusted with some Highland & Northaven permitter to get 6' biweekly mowing. Caitlin to work on development of purple pipe irrigation map.

**Landscape replacement -**

Several severely damaged areas have been replaced, working through other areas. Additional repair proposal developed by Caitlin and Emily landscape drive-by survey.

**Cherrystone Loop perimeter landscaping -** Quarterly maintenance begins in November

**Highlands & Northaven Gulley -** Quarterly maintenance begins in November

**Natchez pond sidewalk landscaping -** pending pond rebuild

**Lighting -** lighting list and operational / repair status posted monthly on resident portal.

Report damaged, missing, or inoperable lighting using "Service Request" found on resident portal.

Silver Pole (PEC) -

Promenade & Persia - issue with power supply. Supply source to determined.

Promenade & Elder - issue with power supply. Supply source to determined.

Campo Del Sol (3) - Beckett Electric to investigate on next visit.

Black Pole (SCA) -

Sunbright entrance east sidewalk - Mike working with TXDOT.

**Neighborhood sidewalk replacement -** damaged community sidewalk list and repair status posted monthly on resident portal. Report damaged community sidewalk using "Service Request" found on resident portal.

**Crosswalk Marking -** Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy -

Letter to Hays Co. Commissioner Cohen sent 9/14 & 10/11 with response of information forwarded to the transportation department. Caitlin to follow-up with Vandervoder in the Hays Co. transportation department.

Dan to put together meeting on Sunfield Elementary walking path and crosswalk needs to include representatives from Hays Co. Comm., Hays Co. DOT, FSR, Sunfield Elementary PTA, Dan Butler, and Courtney Runkle.

**Neighborhood Monuments -** Caitlin to get status from Mike and provide installation schedule if available.

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

Main Street Frontage Rd. To Firecracker - Preliminary design concept complete. City of Buda waiting on funding source. John Elwell communication indicates truck turn lane to be considered in final design. Interim possibility is instituting a truck route which would prevent right turn from Main to Firecracker.

Main Street Extension - Bonds issued, contract awarded, construction thru Sunfield Parkway begun.

2001 Speed Limit / Stop Light - Stoplight approved by TXDOT, pending funding.

Cable / Internet Providers - list of neighborhoods and provider status updated.

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

Courtesy notification and violation notification are sent First Class USPS. Violation fines are sent Certified USPS and are reflected in resident account in the resident portal.

Starting January '24 a monthly highlight of a specific R&R and report on prior month violations will be emailed and will be also be available on the resident portal.

Lawn Care / Landscaping - proposed automatic front yard mowing at 28 day violation fine notification. Notification would include fine amount along with billing for automatic mowing (SungGrow \$100). Auto mow of front yard would be included with any future violations and would reset only with 6 mo. violation free period.

Rental Properties - Airbnb Properties - proposed escalation of fine by +\$100 per violation after 90 days, with a cap of \$400 per violation.

Awnings / Patios - no discussion

Parking / Trailers - proposed escalation of fine by +\$100 per violation after 90 days ,with a cap of \$400 per violation.

Lighting - no discussion

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

November Activity Calendar from Casey

Resident Suggestions - Preseason landscape maintenance workshop (yard & trees)

Preseason foundation, driveway, sidewalk workshop (maintenance & repair)

Closing comments and adjourn (5 min)