

SCAAC Meeting Agenda

December 9th, 2023

Call to order (5 min)

Attendance (in-person): Miklos, John, Doug, Richard, Dan, Rene, Terry, Tammi, Bob, Zach

Attendance (Zoom): Zach

Notified not available: Bill, Asha, Ana, Angie, Sagar, Ryan, Karie, Leidy

Neighborhood updates (30 min)

Ashbury (Michael Morales) MM: no update

Summer Trail (*open*)

Azalea (Miklos Gaal)

Magnolia (Rafael Camarena)

Rosewood (Courtney Runkle)

Creekview (John Elwell) JE: no update

Greenfield (*open*)

Prairie View (Doug Stoyko, Jen Paisley) DS: no update

Sun Valley (Richard Galvan, Dan Butler) RG: Frontier cable installation

Lake View (*open*)

Primrose (Les Kiser, Isabel Huerta)

Greenway (Rene Garcia, Terry Acie Jr.) TA: walking bridge @ Main & Firecracker

RG: fire hydrant no parking list for meeting with Hays Co Comm

Whisper Ridge (Tammi Claycamp, Bill Kennedy) TC: non update

Garden Brook (Sabrina Salazar, Bob Wohlleber) BW: ADA sidewalk ramps - to get more info. / parking issues - what are possible solutions

Cobblestone (Fabrizio Sarna)

Model Homes P3:S5 (Leidy Elliott, Don Osborne)

Autumn Sage (Sagar Jani, Asha Dubasi, Lalit Tewari)

Highlands (Ryan Sapp) RS: list of residential landscape, parking, Inkberry light pole, Main & Campo gas station

Northaven (Zach Schaphorst, Karie Brown) ZS: no update

Windridge (*open*)

Hidden Creek (Hailee Russell)

Vista Pointe (*open*)

Lakeridge (*open*)

Lake Pointe (Ana Nyssa Bacia, Angie Bookout)

Strategic Plans (30 min)

Sunfield Community Association Board Seat (Doug Stoyko)

Discuss status of letter to Sunfield Community Association Board - the committee has received no response from the SCA board regarding the certified letter requesting appointment of a Sunfield homeowner to the board. Move to plan "B" legal standing as outlined by the sub-committee. Discussed relative impact on residents by SCA Board vs. the MUD #1, #3, & #4 Boards. General view was although MUDs involve more of property owner's financial resources, the impact on daily living skews to the actions of the SCA Board.

Sunfield MUDs

Discuss strategy to identify resident candidates to run for Sunfield MUD board seats (Doug Stoyko)
Discussed number of candidates to identify and what the qualifications are to run. Must be a property owner in the specific MUD to run for a seat on the board. Discussed not more than two candidates for each MUD and effort to be in getting one candidate for each so provide visibility to board activity. Doug will schedule a subcommittee meeting to discuss process for communicating and identifying candidates. The thought is to initially look for candidates within the SCAAC and Miklos (MUD 1) and Bill (MUD 3) have indicated willingness to run in the case of no other candidates being identified.

MUD Meetings: MUD #1 - Dec. 12th 12:30PM @Murfee Engineering
MUD #3 - Dec. 12th 11:30AM @Murfee Engineering
MUD #4 - Nov. 14th 12:00PM @Murfee Engineering

New Business / Other Business (10 min)

SCAAC Subcommittees - identify subcommittee chairs and members

Amenities: Bob (Chair), John, Richard, Don

Infrastructure / Landscaping: John (Chair), Richard, Bill, Jen, Sagar, Lalit, Michael

Government Relations: Hays County, Hays CISD, Buda City: Doug (Chair), Miklos, Rene, Les, Jen, Courtney, Zach, Terry, Dan

Rules & Regulations: ? (Chair), Dan, Terry, Ana, Angie, Ryan

Activities / Neighborhoods / Welcome: Rene (Chair), Tammi, Asha, Lalit

Subcommittee updates (40 min / note Chair in **bold**) Review Trello project tracking system

1) Amenities (**Bob**, John, Richard, Don) Monthly meeting - FSR & SPM (management) / CS (maintenance) / Axis (contractor)

Lazy River - off-season maintenance & repairs - see attached report from Chair

Lap Pool - off-season maintenance & repairs - see attached report from Chair

Splash Pad - off-season maintenance & repairs - see attached report from Chair

Ponds - Sunfield Parkway Pond rebuild - design approved by MUD and Developer engineers / plan includes repair of Esperanza / Leadtree gulley and both upper and lower Sunfield Parkway ponds / project is out for bid

Playground @ Reunion Pavilion - Caitlin working to set meeting with Playwell to walk site and investigate potential playground design and cost.

2) Infrastructure / Landscaping (**John**, Richard, Bill, Jen, Sagar, Lalit, Michael)

Sunfield Community landscape maintenance map - updated map attached to email

Landscape replacement - proposal sent to SCA board in October. Meeting with Sungrow to prioritize. Caitlin to create list of completed areas and those still to be addressed to be compiled and provided for January meeting.

Cherrystone Loop perimeter landscaping - maintenance in process

Highlands & Northaven Gulley - maintenance in process / trash and construction material to be removed

Esperanza & Leadtree Loop Gulley - trash in channel & storm water effluent fixtures needs to be removed

Lighting - in process lighting map and spreadsheet attached - Caitlin in process of completing both.

Silver Pole (PEC) - Beckett Elect. to run power from 244 Baretta Loop pole to Promenade pole.

Black Pole (SCA) - two fixtures out on Firecracker see lighting spreadsheet

Neighborhood sidewalk replacement - Waiting on SCA board approval. Process for submitting sidewalks, sidewalk map and sidewalk list in process.

Crosswalk Marking - Sunbright Blvd, Sunwheat Blvd., Sunfield Pkwy, Campo Del Sol Pkwy - Striping completed. Caitlin to work with Hays Co. on pedestrian signage. Work on school crossing guard for Campo Del Sol and Sunbright intersection.

Neighborhood Monuments - Monuments are completed and installation will occur prior to Christmas for Autumn Sage / Highlands / Northaven / Windridge neighborhoods. Phase 5 neighbor

3) Government Relations: Hays County, Hays CISD, Buda City (**Doug**, Miklos, Rene, Les, Jen, Courtney, Zach, Terry, Dan)

Main Street Frontage Rd. To Firecracker - Currently in design stage, will seek community input from adjacent property owners. Once design is finalized, will need to identify funding and then put project out for bid.

Main Street Extension - contract awarded and project under construction

2001 Speed Limit / Stop Light - TXDOT approved stop light and is waiting on funding

Cable / Internet Providers - currently installing in the following neighborhoods

AT&T: Whisper Ridge, Cobblestone, Autumn Sage, Highlands, Northaven, Windridge

Frontier: Ashbury, Summer Trail, Magnolia, Sun Valley, Lakeview

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

R&R violation fines under review by legal for new process and structure in 2024.

Lawn Care / Landscaping - request auto mow at 28 days of inaction

Rental Properties - Airbnb Properties - rental property number by neighborhood list attached to email

Awnings / Patios -

Parking / Trailers - request escalating fine with inaction

Lighting - feature in Jan '24 FYI about R&R and top violations

5) Activities / Neighborhoods / Welcome (**Rene**, Tammi, Asha, Lalit)

December Activity Calendar from Casey

Resident Suggestions - for 2024 - landscape maintenance seminar / foundation fundamentals / insect control

Closing comments and adjourn (5 min)

Attachments

Sunfield Neighborhood Map (updated with rental property number by neighborhood)

Sunfield Landscape Map (updated)

Sunfield Lighting Map (in process)

Sunfield Sidewalk Map (in development)

Addendum

Amenities Subcommittee

SUNFIELD AMENITIES UPDATE, DECEMBER 9, 2023

What is the timeline for insuring that we are ready to have all amenities up and ready for opening day? We were not ready to open this year. With 8 months to go before opening day, all issues should be recognized, planned for and processes put in place to ensure we are in good shape.

Black Algae: Black Algae Video

- 1) Personnel wise Commercial Swim is fully staffed to meet all services needs including maintenance, service, and chemical deliveries.
- 2) To prevent cross contamination of black algae, we will treat all bodies of water with algicide during the 2024 season.
 - a. Algicide Treatment Schedule:
 - i. Lazy River: Monthly treatment April - August
 - ii. Lap Pool: April, June, August
 - iii. Splash Pad: April, June, August
 - iv. New Lazy River: April, June, August
 - v. New Splash pad: April, June, August
- 3) New set of brushes and poles to be used by Commercial Swim designated to amenity center to avoid any additional cross contamination.
- 4) We ask that Sunfield encourage bathers to shower when swimming from one body of water to another to prevent cross contamination.
- 5) Splash pad water cannon ETA January 2024.
- 6) There are several items pending(refer to question 4 for itemized list). With extended lead times from suppliers, we will need expedited approval for estimates from Sunfield management to ordered parts.

What is being done to proactively insure we do not have a repeat of the past 24 months of rapid algae growth? Commercial Swim will provide monthly rounds of algicide starting in April 2024 (schedule mentioned above). Commercial swim will continue to do supervisory checks and monitor and address any residual algae growth during winter. (algae is dormant during colder months)

When are all the repairs to pumps, etc. being done?

Equipment inspection was completed on 12/1/2023. Please see hit list for individual repair items.

Please provide a “hit list” of jobs/repairs/replacements which need to be completed prior to opening day.

Up-to-date hit list below:

| | |
|---|---|
| Lap pool plaster: | Estimate sent. Pending customer approval. |
| Filter 5 backwash valve replacement Lazy River: | Approved in process. |
| 7 position backwash selector dial and valve Lazy River: | Obsolete part. Pending vendor to provide replacement part number and estimate |
| Replacement strainer Lid for Lazy River pump: | Part ordered. Pending part delivery. ETA December 8. |
| Splashpad Water feature replacement valve and paint: | Estimate sent. Pending customer approval. |
| Separate brushes & poles for LRs and Amenity centers: | Estimate pending |
| Estimate for Algicide treatments: | Estimate pending |
| Closure kit for splash pad filters: | Approved in process |
| New seals for splash pad feature pump and one Pentair pump: | Approved in process |
| New seals for Lazy River pump strainers: | Approved in process |

Bob's Observations:

1. It's a given that people will NOT shower between pools to avoid cross contamination. When this happens, what is Commercial Swim planning to do to manage the algae?
2. What can be done to begin to remove vegetation around the perimeter of the Lazy River? I visited the Lazy River Friday and spoke with Sean who heads up the Commercial Swim crew. He told me that they spend 80 - 90% of the time removing leaves, mulch, acorns, etc. from the pool.
3. As you can see from this image, there are cracks which develop over time. This was repaired last year, but if you walk the Lazy River, you will see cracks everywhere. Has there been a plan developed for future repairs?

