

SCAAC Meeting Agenda

June 8th, 2024

Call to order (5 min)

Attendance (in-person): **Dan, Bill, Don, Steve, Rene**

Attendance (Zoom): **John, Doug, Tammi, Angie, Zach, Lalit, Becki**

Notified not available: **Ryan, Kelly, Terry, Jan, Richard, Melody**

Strategic Plans (30 min)

Sunfield Community Association Board Seat.

Review "Plan B" letter to Sunfield Community Association Board

Draft of demand letter (**Miklos**) - **Miklos not in attendance. Bill sent copy of demand letter to Becki.**

Legal Counsel (Becki) - **Becky will respond to attorney with copy of draft and get a revised draft from the attorney.**

Legal suit would be quite expensive. In lieu of suit, could possibly get the Attorney General involved.

Demand letter or go to court of public opinion with following:

- 1) Board Seat 10,000 homes is bogus
- 2) Complete & repair sidewalks
- 3) Complete & repair lighting
- 4) Complete & repair landscaping
- 5) Complete & repair amenities

Update on status of SCAAC Charter development (**Kelly**) - **Kelly not present. Will work on SCAAC charter using Sunfield Community Charter as a model and include officers of President, Vice President, Secretary, and Treasurer.**

Review strategy for community engagement and use of SCAAC website

sunfield-scaac.net

Website expense \$153 (\$96+\$32+\$25) annually renewing in April. \$40 donated to against expense. Doug would like to see account set up and ledger system set up. Doug questioned status of NFP? Miklos's not present to address. Status is stalled needing signatory to be established. Suggest requiring two signatures. Bill fine with transferring the \$40 donations to the SCAAC account once established.

Neighborhood updates (30 min) (*new representatives*)

Ashbury (Michael Morales, Steve Sogar) **Steve: Landscaping needs to trim canopy**

Summer Trail (**Kelly Ekwurzel, Barbara Dearing**)

Azalea (Miklos Gaal)

Magnolia (**open**)

Rosewood (**Krista Deshayes**)

Creekview (John Elwell) **John: Landscape replacement**

Greenfield (**Kayla McCaul**)

Prairie View (Doug Stoyko) **Doug: NA**

Sun Valley (Richard Galvan, Dan Butler) **Dan: Landscape**

Lake View (**Becki Kuper Franklin**) **Becki: ETJ**

Primrose (**open**)

Greenway (Rene Garcia, Terry Acie Jr.) **Rene: Hays Co. Sheriff tagging cars, violations, painting fire hydrants**

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **Bill: Trash cans out**

Garden Brook (**open**)

Cobblestone (**open**)

Model Homes P3:S5 (Don Osborne) **Don: Trash cans out, cars parked over sidewalks**

Autumn Sage (Lalit Tewari) **Lalit: NA**

Highlands (Ryan Sapp) **Ryan: Builder lot, gully maintenance, parking, fence stain**

Northaven (Zach Schaphorst)

Windridge (**Stephanie Lumley**) **Stephanie: NA**

Hidden Creek (**Jan Cerna, Natalie Brier**)

Vista Pointe (**open**)

Lakeridge (**Melody Caluori Cipriano**) **Melody: Mailbox Center lighting & landscaping**

Lake Pointe (Ana Nyssa Bacia, Angie Bookout) **Nyssa: Mailbox Center lighting, street lighting, new lazy river, lane marking**

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

1) Amenities (**open**, John, Richard, Don)

- Lazy River / Splash Pad / Playground (New) - expect Labor Day weekend opening (9/2). Pump room Beacon Const. is doing the concrete work, Riverflow will install VFDs & motors. Beacon will install Splash Pad fixtures, Playwell is installing the Playground (75% complete), Picnic Pavilion #5 incomplete.
- Lazy River (Sunfield Parkway) - circulation pumps #5 VFD replaced 6/11, #8 pending replacement motor, #10 disassembled and needs replacement impeller and diffuser. Exit Gate alarm installed, exit notice sign added to emergency exit bridge. Back pressurer added to waterfalls. Stream jets replaced, new mister jets on order. Additional monitors hired, training on fobs, bands, floats, coolers, and adolescent entry.
- Lap Pool / Splash Pad - new water canon leak to be repaired by Tim. Tim will also investigate possibility of freeing the seized valves on spray fixtures.
- Ponds - Sunfield Parkway Pond rebuild - lower pond dam spillway completed, bridge apron needs riprap installed, finishing dirt work and landscaping pending. Upper pond de-mucking in process. Pond Map created with maintenance plan for each identified.
- Playground @ Reunion Pavilion - still planning to use Playwell, need plan & budget.

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

Lighting -

- Silver Pole (PEC) - lighting map updated, numerous lights out along Campo Del Sol. Some need attention by developer, some by PEC, some by Beckett Elect. Follow up weekly, keep pressure on.
- Black Pole (SCA) - waiting on proposal from Beckett Elect. and approval from SCA board.
- Mail Center - Sugar Cane East now lit, Sugar Cane West investigate as to why not lit (meter is installed).

Neighborhood sidewalk replacement - waiting on contractor availability to schedule start. List from Caitlin.

Fire Hydrants - John offered to make map, Caitlin said they would get it done. Suggestion made for Emily to make notes of hydrants on community drives. Porter sub began repainting, new-hire porter to pick up where left off and paint as available.

Landscape replacement - John: about \$10K available for replacement landscaping in fall. SunGrow to Cherrystone Loop perimeter landscaping - waiting on sod.

Model Home & Autumn Sage Gulley - dead tree to be removed.

Highlands & Northaven Gulley (lower) - not currently on schedule, will do bi weekly. Checking on schedule for SunGrow o install irrigation.

Natchez Walkway & Cut-through @ Sunfield Parkway Pond - mow weekly, sod, trees, bench once pond reconstruction completed.

Landscape Maintenance Map - updated with PEC ROW, added Phase 5, waiting on contract approval with SMUD #3 & SMUD #4. SunGrow to provide original landscape plan for Phase 1.

South Wild Perimeter - surveyed 6/11 with Caitlin & SunGrow, identified items to be removed.

Common Area Fence Stain - Mike working on missed segments, Campo Del Sol restrain also added. Caitlin to get list of segments from Mike and share with SCAAC.

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

Main Street Frontage Rd. To Firecracker - developer committed \$3M to Buda for construction.

Main Street Extension - developer released from Buda ETJ, lack of clarity on completion plan of Main Street to Turnersville Rd.

2001 Speed Limit / Stop Light (Firecracker, Sunbright) - Buda passed 45/50/55 MPH progression from Overpass Road & I35 Frontage Rd. to FM2001 & Sunbright Blvd.

Lazy River No Parking Zone - send letter to Commissioner Cohen requesting No Parking.

Sunfield Elementary School - Nyssa: met with principal. Now new principal so will need to restart. Will also engage PTA president and discuss implications of the grant

Sunfield & Area Multi-Family Residential - undeveloped Sunfield released from Buda ETJ (Inkberry HD, Alpine 1, Alpine 2&3).

MUD 1/3/4 - road cost sharing, Buda ETJ, and SMUD #1 economic development agreement on agendas.

SCAAC Club Support -

- 1) Use of Sunfield office for monthly meetings (*accepted*)
- 2) Coffee & Donuts for meetings (*accepted*)
- 3) Use of Zoom account (*accepted*)
- 4) Use of project management account (*accepted*)
- 5) Printing of meeting documents (*accepted*)
- 6) Cannot support website cost (SF marketing would want to control content)

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

Lawn Care / Landscaping - continue new fine structure, note dead trees.

Trash & Recycling Containers - one of the top violations in the community.

Rental Properties - Airbnb Properties - monitoring rental and Airbnb sites, sending violations as applicable.

Awnings / Patios - citations for no ARC approval, also use of design and materials outside of Design Guidelines.

Parking / Trailers - violation notice for trailers parked in community. Continue to investigate solutions for parking. Hays County Sheriff will tag and cite vehicles not moved for 72 hrs. if notified.

Lighting - violations for all colored lighting. Notify Caitlin / Emily of violations.

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

June Event / Activity Calendar from Casey -

Resident Suggestions -

New Business / Other Business (10 min)

Closing comments and adjourn (5 min)