

SCAAC Meeting Agenda

August 10th, 2024

Call to order (5 min)

Attendance (in-person): **John, Terry, Dan**

Attendance (Zoom): **Doug, Kelly, Stephanie, Zach, Rene**

Notified not available: **Tammi, Bill, Richard, Don, Melody, Angie, Nysa, Ryan**

No Contact: **Michael, Steve, Miklos, Becki, Lalit, Jan, Natalie**

Strategic Plans (30 min)

Sunfield Community Association Board Seat.

Review draft of demand letter to Sunfield Community Association Board (Becki / Miklos / Bill) -

No representative of the group present. Dan to contact all three to ask for them to collaborate over the next 30 days and have a final draft for review and approval at the next meeting and for letter to be sent to the board in September.

Updated draft of SCAAC Charter development (Kelly) -

Doug and Dan provided comments to Kelly but emails were not received. Doug and Dan to resend to Kelly. Kelly to provide revised draft for review and approval at the September meeting.

Neighborhood updates (30 min)

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (*Kelly Ekwurzel*) **KE: nothing**

Azalea (Miklos Gaal)

Magnolia (**open**)

Rosewood (**open**)

Creekview (John Elwell) **JE: dead tree on Esperanza**

Greenfield (**open**)

Prairie View (Doug Stoyko) **DS: nothing**

Sun Valley (Richard Galvan, Dan Butler) **DB: landscape along Natchez adjacent to Sunfield Parkway lower pond**

Lake View (Becki Kuper Franklin)

Primrose (**open**)

Greenway (Rene Garcia, Terry Acie Jr.) **TA: exposed irrigation lines by sidewalk adjacent to Inkberry Pond.**

RG: driving on path by Inkberry Pond damaging grass and irrigation, uneven sidewalk segment.

Whisper Ridge (Tammi Claycamp, Bill Kennedy)

Garden Brook (**open**)

Cobblestone (**open**)

Model Homes P3:S5 (Don Osborne)

Autumn Sage (Lalit Tewari)

Highlands (Ryan Sapp) **RS: continued yard maintenance violations, community fence stain**

Northaven (Zach Schaphorst) **ZS: none**

Windridge (Stephanie Lumley) **SL: Texas Sage common area used as construction storage - weeds, 1 time mow**
Roadway maintenance responsibility.

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (**open**)

Lakeridge (Melody Caluori Cipriano)

Lake Pointe (Ana Nyssa Bacia, Angie Bookout)

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) - pump room pad done and filter tanks installed. Pump room structure still to be completed & electronics installed. Splash Pad to be poured and fixtures to be installed. Opening still tentatively planned for Labor Day weekend. Playground to have caution tape around fixtures until opening of the facility. Final personal picnic pavilion roof structure completed.

Lazy River (Sunfield Parkway) - Pump 8 (motor) and Pump 10 (impeller & manifold) waiting on approval for replacement. Scott & board aware it will require shutting down for 2-3 days. May delay repair until off-season. Back waterfall supply line cleared and repaired, now flowing fully along with other waterfalls. Damaged "No Jumping" tile insert to be replaced next week. Missing skimmer flappers to be replaced. Pool Monitor & Security staffing sufficient for remainder of season and addition of Lakeside Lazy River.

Lap Pool / Splash Pad - Missing skimmer flappers to be replaced. Bathroom cleaning detail level addressed. Toilet plunger storage to be changed. Splash Pad fixture repair & surface refinish scheduled for off-season

Ponds - Sunfield Parkway Pond rebuild - upper pond de-muck and configuration done, lower pond de-muck to be completed. New spillway completed and filling of dam breach in process.

Playground @ Reunion Pavilion - TBD

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

Lighting -

Silver Pole (PEC) - project manager working with developer on power issues. Poles missing light heads are in process for installation with help of PEC.

Black Pole (SCA) - two missing light heads replaced, all light fixtures inspected and tightened. Becket Elect. notified of light out within splash pad area and inspection likely to be next week. Plans are in place for the black pole light at the entrance of Sunbright & FM2001 removed during construction to be replaced pending proposal from the contractor.

Mail Center - Sugar Cane West lighting - completed on contractor end / completed on PEC end. Need to determine the issue causing non-operational lighting in the mail center.

Neighborhood sidewalk replacement - replacement and installation to start Monday 8/12.

Fire Hydrants - currently paused, to resume in the fall.

Common Area Fence Stain - project manager working with fence contractor to correct fences needing headers, stain community side of unstained fences, and re-stain community side of fences for major roadways. TBD

Roadways - maintenance is either SMUD or Hays County depending on roadway (see Sunfield roadway map).

Stop signs and crosswalks have been requested for areas of Campo Del Sol. A request is being prepared for a traffic study of all of Campo Del Sol to include speed limit & signage, stop signs, and crosswalks. One of the considerations to be highlighted is pedestrians and safety of school children walking to school.

Landscape replacement - areas still tbd for replacement landscape to be installed in the fall.

Cherrystone Loop perimeter landscaping - Bryan confirming contract regarding hydro-mulch and/or sod to be added and ETA for completion.

Highlands & Northaven Gulley (lower) - recently mowed. Caitlin will confirm during landscape meeting on Monday 8/12 if this is prep for completion of the landscape plan in the area, or if it was a one-off.

Landscape Maintenance Map - updates to the map will be reviewed during landscape meeting on Monday. Service area and level of service will also be verified with recent MUD contracts. Updated map will be posted to the resident portal.

South Wild Perimeter - MUD finalizing the contract.

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

Main Street Frontage Rd. To Firecracker - Buda City Commissioners voted to proceed with interim lane reconfiguration while working to secure funding for the reconstruction to divided 5 lane roadway. Late 2024 targeted for implementation of interim plan. Sunfield MUDS contributed \$3M to Buda to go toward the @ \$10M cost of the final configuration construction.

Main Street & Firecracker Intersection Traffic Light - Hays Co. Commissioner's Court voted to award design contract for traffic signals. Targeting late 2024 for installation.

Main Street Extension - segment to Sunfield Parkway just about complete, pending application of asphalt. Two more segments will be needed to reach Turnersville Rd., with the first currently before Travis County for approval. Once approved the final segment will be submitted for review.

Hays County Transportation Bond - County Commissioners will vote Tuesday 8/13 on putting a \$500M Road Bond on the November ballot. No roadways serving Sunfield are included in the bond plan. An email expressing concern regarding the condition of roadways surrounding Sunfield along with supporting documents of past transportation plans was sent to Judge Beccera and the County Commissioners. The Email was shared with SCAAC members and a copy is available at Sunfield-SCAAC.net.

Lazy River No Parking Zone - letter in process to be sent to Commissioner Cohen.

Sunfield Elementary School - group to work with SES Principal on walking plan and walking path map.

Sunfield Phase 6 & Area Multi-Family Residential - Phase 6 in approval process. Alpine Phase 1 infrastructure construction started. Alpine Phase 2 & 3 in approval process. Townhomes at Inkberry Pond in planning process.

MUD 1/3/4 - landscape maintenance contract, \$3M to Buda, Main St extension, lighting issues, const. traffic

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

Lawn Care / Landscaping - violation drives occur biweekly, send address w/ photo of issues

Trash & Recycling Containers - continue to be a fair number of violations.

Rental Properties - Airbnb Properties - send info on rental properties or occupation violations to Emily

Awnings / Patios - must be reviewed by ARC and approved. Some specific materials and designs are prohibited

Parking / Trailers - note new "no parking" signs at community entrances. Send photos with address to Caitlin.

Lighting - colored lighting is prohibited other than during approved holiday period. Send photos to Caitlin.

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

August Event / Activity Calendar from Casey -

Resident Suggestions -

New Business / Other Business (10 min)

Closing comments and adjourn (5 min) adjourned at 12:15PM