

SCAAC Meeting Agenda

October 12th, 2024

Call to order (5 min)

Attendance (in-person): (9) Steve, Kelly, Miklos, John, Doug, Richard, Dan, Bill, Don

Attendance (Zoom): (3) Deborah, Rene, Terry

Notified not available: (4) Melody, Tammi, Nyssa, Angie

Neighborhood updates (30 min)

Ashbury (Michael Morales, Steve Sogar) **SS: roadway in front of 465 Razzmatazz sinking**

Summer Trail (Kelly Ekwurzel) **neighborhood meet & greet for Anthony Hipolito**

Azalea (Miklos Gaal) **nothing new**

Magnolia (**open**)

Rosewood (Deborah Bengé) **nothing new**

Creekview (John Elwell) **new bench at SES, add bench by performance amphitheater**

Greenfield (**open**)

Prairie View (Doug Stoyko) **nothing new**

Sun Valley (Richard Galvan, Dan Butler) **DB: landscape and bench along Natchez by pond**

Lake View (**open**)

Primrose (**open**)

Greenway (Rene Garcia, Terry Acie Jr.) **TA: access to Main St. / RG: signs @ Inkberry Pond, sidewalk heave**

Whisper Ridge (Tammi Claycamp, Bill Kennedy) **TC: Inkberry Pond development / BK: fix flowering landscape**

Garden Brook (**open**)

Cobblestone (**open**)

Model Homes P3:S5 (Don Osborne) **political signs**

Autumn Sage (Lalit Tewari)

Highlands (Ryan Sapp)

Northaven (Zach Schaphorst)

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (**open**)

Lakeridge (Melody Caluori Cipriano)

Lake Pointe (Ana Nyssa Bacia, Angie Bookout). **landscape sidewalks on Diamondleaf; Wild Pecan to Sugar Cane
Streetlight out Durian Loop & Sugar Cane, need speed limit signs installed, mail center now illuminated**

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) - splash pad installation issues being addressed and pad scheduled to be poured this month, pump room to still to be completed, enclosure and landscaping TBD. Request for playground & personal picnic pavilions to be completed, landscaped, and opened independently from the Lazy River & Splash Pad. Caitlin to get construction schedule from SCA Board.

Lazy River (Sunfield Parkway) - water and chemical use tracking report continues to be compiled, request for proposed leak test waiting on SCA Board approval. Flow pump #8 & pump #10 repair proposal waiting on SCA Board approval.

Lap Pool / Splash Pad - off-season maintenance performed by Commercial Swim M&F thru Dec. 31st and ongoing by Sunfield Facility Manager 5 days per week M-F. Request for better maintenance of all facility bathrooms, especially those accessible 24/7 at the Sunbright Amenity Center (responsibility; pool monitors, porters, facility manager). Splash Pad off-season repairs; resurface pad water area, re-grout tile, repair zero-depth entry, replace fixture base surrounds, replace fixture valves, repair fixture spray heads, repaint fixtures, repair leaking water cannon. Also repair issues caused by liquid soap damage to water quality and filtration system. Suggested that a notice go out to homeowners educating them about issues caused by such actions, listing cost to repair damage, and a stern warning indicating there are security cameras and involved parties will be responsible for repair expenses in the future and prosecuted if deemed vandalism.

Ponds - Sunfield Parkway Pond rebuild - final landscape items to be cleaned up & sidewalks repaired

1) Amenities (continued)

Ponds - Sunfield pond map in development with pond maintenance plan for the following ponds:
Main Street Pond - stocked as necessary with surrounding landscape included in MUD maintenance.
Sunbright Pond (U&L) - stocked as necessary with surrounding landscape included in MUD maintenance.
Sunfield Pkwy Pond (U&L) - aeration to be added and will be stocked as necessary. Surrounding landscape included in MUD maintenance agreement.
Inkberry Pond - aeration to be added and will be stocked as necessary. Surrounding landscape included in MUD maintenance agreement.

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

Lighting -

Silver Pole (PEC) - silver light poles out on Campo, Promenade, and Phase 5 are planned to be repaired by the Developer's installation contractor (Dumbo)
Black Pole (SCA) - Sunbright Amenity Center parking lot lights now all functional.
Sunbright Blvd. light poles (2) need more sidewalk removed to provide access for repair work to be completed. Contractor contacted to remove additional sidewalk.
FM2001 & Firecracker light waiting on bucket truck to be scheduled.
Firecracker missing light heads waiting on SCA Board approval of purchase proposal.
Sunbright entrance light pole & column

Mail Center - Sugar Cane west mail center lighting now operational.

NOTE: Lighting maps of each neighborhood have been prepared and will be available on the Sunfield Portal. The maps will be marked with green dots for operational lights and red dots for inoperable lights which have been identified. The maps will be updated monthly with outages identified by both Porter neighborhood inspection drives and resident notification via service request through the Sunfield Portal.

Fire Hydrants - curb painting project will resume with cooler weather and also include addition of no-parking immediately in front of LR.

Common Area Fence Stain - board on board fencing to be corrected where necessary and fence staining of common area fencing having not yet been stained will begin the end of October. Whisper Ridge and Garden Brook initially, then Phase 4 neighborhoods, then Campo Del Sol (from Main to Sunfield Pkwy), finishing with sewer easement between Martha and Nectar. Will take a couple months to complete.

Pet Poo Stations - adding poo stations one at Cherrystone Loop by pond, one at Campo Del Sol by Manzanita, and one at Campo Del Sol by Sugar Cane.

Landscape replacement - some fall planting has been completed, additional planting as budget allows.

Cherrystone Loop perimeter landscaping (west & east) - SunGrow landscape supervisor waiting on confirmation of plans for areas to have hydromulch and sod. East area to have irrigation confirmed. Cherry Stone east gully dead tree communicated to SMUD #3 for removal.

Highlands & Northaven Gulley (lower) - area on maintenance schedule, sidewalk area still to have irrigation and landscaping installed

Landscape Maintenance Map - has been updated and will be loaded to the Sunfield Portal.

South Wild Perimeter - silt fencing removed by SMUDs, 6' swath from resident properties (Sunfield CA territory) to have any lingering items picked up by SunGrow / Sunfield porters.

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

Main Street Frontage Rd. To Firecracker - Buda is accepting bids for construction

<https://sunfield-scaac.net/wp-content/uploads/2024/10/Main-Street-Interim-Design-Notice-to-Bid.pdf>

Main Street & Firecracker Intersection Traffic Light - Engineering contract awarded

<https://sunfield-scaac.net/wp-content/uploads/2024/10/HCCC-Item-40785-3677-Firecracker-Main-Street-Intersection-improvements-PSA-002.pdf>

Main Street Extension - segment 1 complete, segment 2 under Travis Co. review, segment 3 pending

<https://sunfield-scaac.net/wp-content/uploads/2024/10/Sunfield-Main-Street-Extension-Exhibit-C-Updated.pdf>

FM2001 Traffic Control Lights - Firecracker Intersection / Sunbright Intersection 2026 installation

https://sunfield-scaac.net/wp-content/uploads/2024/10/FM2001-Traffic-Lights-@-Sunbright-Blvd-Intersection-_-Firecracker-Rd-Intersection.pdf

Campo Del Sol - Speed Limit / Stop Signs / Crosswalks speed limit & stop signs under review

<https://sunfield-scaac.net/wp-content/uploads/2024/10/Re-Roadways-in-and-around-Sunfield-Update-Campo-30MPH-SCAAC-pdf.pdf>

<https://sunfield-scaac.net/wp-content/uploads/2024/10/Sunfield-Campo-Del-Sol-Map-2024-speed-limit-stop-signs-v30mph-pdf.pdf>

Turnersville Road Closure - closure is behind schedule

<https://sunfield-scaac.net/wp-content/uploads/2024/10/N-Turnersville-Rd-Traffic-Control-Plan-2024.08.23.pdf>

Hays County Transportation Bond - community information meeting to create awareness prior to Nov. 5

<https://sunfield-scaac.net/wp-content/uploads/2024/08/Hays-Co-Transportation-Main-St-Turnersville-Rd-SCAAC-deck.pdf>

Sunfield Elementary School - committee working on walking map proposal and "virtual school bus" concept

Sunfield Phase 6 & Area Multi-Family Residential - Inkberry pond high density platt to be voted on by Hays County Commissioners Court Tuesday 10/15.

MUD 1/3/4 - SMUD #1 to lower tax rate from 0.90 to 0.87 per \$100 assessed value.

SMUDs to hold Q&A session after Sunfield CA Annual Meeting in November.

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

Lawn Care / Landscaping - this continues to be top of the list for violation notifications & fines

Trash & Recycling Containers - #2 on the list with a bullet

Rental Properties - Airbnb Properties - notify Caitlin via email

Awnings / Patios -

Parking / Trailers - cars not being moved regularly call Hays Co. Sheriff non-emergency, trailers email Emily

Lighting -

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

October Event / Activity Calendar from Casey -

Resident Suggestions - Halloween Golf Cart Parade is a go for 2024. Rene working out details and map.

Parade will start at 5:30PM on Halloween Thursday 10/31. Information on how to participate to go out via social media. Golf carts will be passing out candy and Rene has discussed support for candy by SCA and also possibly community donation, discussion and planning to continue this week.

Strategic Plans (30 min)

Sunfield Community Association Board Seat

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

Reviewed letter and discussed content. Unanimous vote to send to SCA Board with the addition of a demand sentence with fine frame. Bill to add demand sentence and share with Becki Tuesday to pass on to her attorney for a final copy. Final copy to be shared with SCAAC representatives and sent out SCA Board members as soon as possible.

Sunfield Community Association Advisory Committee

Updated draft of SCAAC Charter development (Kelly) - updated draft and suggested revisions discussed. Structure has property owners, neighborhood representatives, and board members from which officers are elected.

Discussion on flattening structure into property owners and neighborhood representatives with elected officers. Kelly to work with Miklos and Rene to put together a zoom meeting and invite all SCAAC representatives to further discuss structure. A revised draft is to be created for review at the November SCAAC meeting.

New Business / Other Business (10 min) deferred to November

Closing comments and adjourn (5 min) adjourned at 12:23PM