

SCAAC Meeting Agenda

November 9th, 2024

Call to order (5 min)

Attendance (in-person): Kelly, John, Richard, Dan

Attendance (Zoom): Doug, Melody, Nyssa, Angie

Notified not available: Bill, Tammi, Ryan, Don

Neighborhood updates (30 min)

Ashbury (Michael Morales, Steve Sogar)

Summer Trail (Kelly Ekwurzel) will provide photos - landscape / sidewalk / irrigation leak / railing damage
Halloween Block Party was a great success and neighbors want to engage more frequently

Azalea (Miklos Gaal)

Magnolia (*open*)

Rosewood (Deborah Bengé)

Creekview (John Elwell) nothing new

Greenfield (*open*)

Prairie View (Doug Stoyko) nothing new

Sun Valley (Richard Galvan, Dan Butler) RG: nothing new DB: pond completion and landscape

Lake View (*open*)

Primrose (*open*)

Greenway (Rene Garcia, Terry Acie Jr.)

Whisper Ridge (Tammi Claycamp, Bill Kennedy) TC: what are lawn expectations, can't find specifics

Garden Brook (*open*)

Cobblestone (*open*)

Model Homes P3:S5 (Don Osborne)

Autumn Sage (Lalit Tewari)

Highlands (Ryan Sapp) keep up aggressive review and notification of landscape violations

Northaven (Zach Schaphorst)

Windridge (Stephanie Lumley)

Hidden Creek (Jan Cerna, Natalie Brier)

Vista Pointe (*open*)

Lakeridge (Melody Caluori Cipriano) activating FB group page / hooray for mail center lights / no LR monument
co-representative identified

Lake Pointe (Ana Nyssa Bacia, Angie Bookout) confusion over placement of Lake Point - Lakeridge monument

Subcommittee updates (40 min / note Chair in **bold**)

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

Lazy River / Splash Pad / Playground (New) - splash pad has been poured, fixtures still to be installed.

Equipment room structure still to be completed. Fencing, decking, landscaping all still pending.

Damaged sidewalk in playground and picnic pavilions along with concrete scrap dumped and left.

Requested playground and individual picnic pavilions be completed and opened for use rather than wait for entire complex to be completed before having access to the playground and picnic pavilions.

Lazy River (Sunfield Parkway) - waiting on approval to move forward with leak testing to identify the source of water and chemical loss per resource tracking conducted throughout the fall.

Replacement of Pump #8 & #10 waiting to be worked into Riverflow's schedule

Lap Pool / Splash Pad - waiting on 2025 budget approval. The following replacement and repairs are in the proposed budget. Resurface splash pad pool, repair water features, replace feature base covers, repaint features, repair or replace water canon, repair or replace feature spray heads, replace zero-depth entry.

Ponds - Sunfield Parkway Pond rebuild, Inkberry Pond - Sunfield Parkway Pond construction completed but finishing details still to be completed (clean up rock, replace broken sidewalks, fix landscape). SMUD list. Both ponds waiting on SMUD board approval to move forward with aeration plans per proposal.

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

Speed Limit / Stop Signs / Cross Walks - sent to Mike to provide a more detailed update to send to John.

Lighting -

Silver Pole (PEC) - Caitlin will have the light pole map separated by neighborhood name uploaded to the resident portal this month.

Black Pole (SCA) - Becket will be out today and tomorrow to look at the light on 2001 with the bucket truck and the sunbright parking lot.

Sunfield Sunbright Entrance - light pole and column illumination - contractor proposal to Mike

Service Request, Map / List in Documents folder of Portal – Caitlin added a slide to the annual meeting presentation on how to submit a work order and what they are for. An email will be out this month on how to submit work orders.

Fire Hydrants - repainting is starting this month. The porters are splitting the whole community and will work on sections each week.

Lazy River - No Parking Zone (red curb painting) – this is included on the list to paint the curb during the off season.

Common Area Fence Stain - This is in process; they are starting with Phase 1 and will work though up to Phase 4. The whole project should be completed in January.

Neighborhood entrance fence returns – a number of these are being replaced to be board-on-board as the initial fence installed was incorrect per Sunfield design guidelines. Once replacement is completed, all unstained neighborhood entrance fences will be stained.

Campo Del Sol - This will be done last and should be done around January.

Sewer Easement - This will be done last and should be done around January.

Landscape Replacement - replacement being done in segments as budget allows.

Cherrystone Loop (by the Pond) - landscape installation status – around the damn has been hydro mulch.

Cherrystone Loop (between Model Home 3:5 & Autumn Sage 3:6) -

landscape installation status, dead tree removal (by MUD) – Landscape Maintenance Supervisor and Landscape Construction Supervisor are meeting 11/7 to go over this.

Highlands / Northaven Gulley (south of mail center) - irrigation & landscape installation status – need to discuss with Mike Limberg

South Neighborhoods Wild Perimeter Buffer Zone - status of clean-up – not yet cleaned up.

Landscape Maintenance Map - an updated map is on the Sunfield Resident Portal

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

Main Street Extension - to Sunfield Parkway nearing completion.

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

Campo Del Sol - Speed Limit / Stop Signs / Crosswalks - currently under review with SMUDs engineer

<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 -

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

CAMPO - Issues with Main St., Turnersville Rd., and Satterwhite Rd. Brought to the committee's attention.

Sunfield Elementary School - committee continuing to work on engaging SES PTA, staff, and HaysCISD transportation department.

MUD 1/3/4 -

<https://sunfield-scaac.net/wp-content/uploads/2024/11/Sunfield-MUD-Information-Links-pdf.pdf>

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

Lawn Care / Landscaping - continuing to issue violation fines as the growing season winds down

Trash & Recycling Containers - still a major portion of violations

Rental Properties - Airbnb Properties -

Awnings / Patios -

Parking / Trailers -

Lighting -

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

November Event / Activity Calendar from Casey -

Resident Suggestions - Veteran's Day - Sunday celebration at Sunbright Amenity Center 11AM-2PM to honor Veterans and First Responders. Thanks to Richard Galvin for work on this event.

Strategic Plans (30 min)

Sunfield Community Association Board Seat

Discuss next steps regarding demand letter to Sunfield Community Association Board (Bill) -
no one present to lead discussion

Sunfield Community Association Advisory Committee

Updated draft of SCAAC Charter development (Kelly) -
<https://sunfield-scaac.net/wp-content/uploads/2024/11/Sunfield-Budget-Actual-2024-09-pdf.pdf>
Kelly indicated no further updates to the draft, need to identify next steps

New Business / Other Business (10 min)

Sunfield Community Association Annual Meeting

Discussed the fact that many items brought up at the annual meeting are included in the information above.
Discussed the fact financials include income which is not from Association quarterly dues which will have to be made up by dues increase once the development no longer has new builds being added. Likely to be \$5M annual budget for the Community Association with approximately \$1K annual dues (\$250/qtr) per property owner.

Closing comments and adjourn (5 min) adjourned @ 11:58AM