

SCAAC Meeting Agenda

Saturday February 14th, 2026 - Progress Coffee

Call to order (5 min)

Attendance (in-person at Progress Coffee): John, Rene, Dan, Bill, Robert, Jesse

Attendance (Zoom): Kelly, Doug, Natalie, Angie

Notified not available: Richard, Tammi, Tom

Subcommittee updates (60 min / note Chair in **bold**)

26 1) Infrastructure - (**John**, Richard, Bill, Lalit, Michael)

Community Lighting -

- Y Silver Pole (PEC) Sunfield Pkwy & Main ? no response, Sugarcane is repaired
- Black Pole (SCA) Firecracker, warehouse, missing head, pole @ Turnersville, all on list for repair 2026 budget; Mike is working with contractor
- Bridge Lighting (SCA)
 - Campo Del Sol – light out – replacing driver for repair; waiting for parts to arrive - Beckett
 - Sunfield Parkway – flickering light – replacing driver for repair

Community Entrances -

- Y Sunbright column logo lighting: exploring other repair options
- Sundown Avenue - light fixture, column capstones: capstones exploring options w/ secondary contractor, waiting on proposal from contractor for lighting fixtures
- Main St. & FC - column & retaining wall capstones: exploring repair option w/ secondary contractor

Community Bridges -

- Y Sunfield Pkwy - column lighting (see lighting above), damaged fixture, & retaining wall capstones: lighting fixture repair in 2026 budget, capstone repair is being explored with secondary contractor
- Y Campo Del Sol - (see lighting above)

Community Mail Centers - Aura Drive – lighting repairs completed

Community Roadways -

- Sinking Roadway -
 - Pepperbark Loop - repair is responsibility of MUD #3, review & engineering work completed, bid accepted
 - Ginger St. - repairs completed
 - Roadway Repair - Sunbright Blvd / Campo Del Sol / Sunfield Pkwy: Mike has no word from Hays County. Aaron Jones has indicated segments of all three will be repaired mid 2026
- Roadway Markings -
 - Sunfield Pkwy - crosswalk striping at mid Lazy River parking: gathering proposal.
 - Promenade Pkwy - Crosswalk striping at mid Lazy River parking: gathering proposal for crosswalk & handicap parking striping. Mike is also looking into getting striping done in some areas of Sunfield that include roundabouts, lane lines, and cross walks.
 - Fire Hydrants - owned by Goforth. Working on community map of hydrants and database of location. Per Caitlin red curb striping completed in phase 1 and 4. We are almost done with Phase 2, we are ordering more fire lane paint. SCAAC members working on validation.
 - Curb Painting “NO PARKING” - SMUD #3 under review for stop signs, corner crosswalks, fire hydrants

Community Fencing - Common Area Fence Stain Status -

- Y Main Street Greenway - on list, need board approval. SCAAC continues to push for staining this fencing
- N Neighborhood Entrances Fence Stain - completed per Caitlin / identify any segments missed in 2025

Community Sidewalks -

- Y Sunbright by pond lifting - repair request #429 entered by Tom Storms.
- Y Damaged neighborhood segments -
- Y Lakeside Playground parking connector - included in 2026 repair budget
- Y Model Home - Autumn Sage - Lakeridge Neighborhood connector walkway – Mike waiting on proposals for silt fencing install, getting ETA from SunGrow Construction for backfill and hydro mulching.
- Y Esperanza - Leadtree Loop Gully connector walkway & bridge - Mike waiting on proposals for silt fencing install, getting ETA from SunGrow Construction for backfill and hydro mulching.
- Y Esperanza Gully Walkway - in the 2026 budget as part of sidewalk repairs. Need update from Mike

Community Signs -

- Y No Parking on segments of Sunfield Parkway to Main St. - under SMUD review
- Inkberry Pond - completed installation of Resident Only / Catch & Release / Reclaimed Water Don't Drink
- Y Purple Pipe Irrigation Retrofit - waiting on installation of pump head in Sunfield Parkway Pond and connecting pipe segment under Sunbright entrance bridge.

2) Landscaping - (John, Richard, Bill, Lalit, Michael)

Installation Projects (new & overlooked):

- ? Freeze Replacement Spring - replace landscape lost in hard freeze of 2021 & 2023
- Y Main St. (water tower to Sunfield Parkway) - when will it be completed, no time given just it is in process
- Y Backside of Lakeridge Neighborhood - slope covered with erosion control netting
- Y Lakeside Amenity Center connector walkways - Mike waiting on proposals for silt fencing install and getting an ETA from SunGrow Construction for backfill and hydro mulching.
- Y Gulley connector walkway & bridge - Mike waiting on proposals for silt fencing install and getting an ETA from SunGrow Construction for backfill and hydro mulching.
- Natchez Dr - sidewalk along pond - Mike communicating with SunGrow Construction contractor on plan. If they move forward with plan it should be completed in the spring

Repair & Maintenance Projects:

- Spring Replacement Plan - still pending 2026 budget approval
- LCRA Easement - not finalized, SunGrow assisting with periodic maintenance
- PEC Easement - not finalized, SunGrow assisting with periodic maintenance

Landscape Maintenance Schedule Map: version – Need Casey to send updated version from her computer as she finalized the graphics and will upload to the resident portal next week.

3) Amenities (Dan, John, Richard, Don).

Sunbright Amenity Center: Lap Pool / Splash Pad / Playground / Pavilions / Dog Park / MP Field

- N Jr. Olympic Lap Pool - deck surface repair - moved to 2027, sunshades to be power washed
- N Wading Pool - deck surface repair - moved to 2027, pump motor was replaced for wading pool area.
- Y Pavilion - new lighting - no info
- Y Playground - fixture parts replacement under review, sunshades to be power washed
- N Dog Park - re-mulch completed, fixture parts replacement under review
- N Multipurpose Field (proposed) - consideration moved to 2027 budget

Sunfield Lazy River Amenity Center: Lazy River / Reunion Pavilion -

- Y Lazy River - flow pump #10 repaired, pumps #5 & #1 waiting on parts, monitor water consumption
- Reunion Pavilion -

Lakeside Amenity Center: Lazy River / Splash Pad / Playground / Picnic Pavilions -

- Lazy River - deck heaving on punch list (Mike & Tim to walk punch list)
- Splash Pad - surface repair on punch list
- Splash Pad Bathroom - investigating possible solutions, working w/ SA manager w/ similar bathroom issue
- Playground - walkway to parking is part of sidewalk repair list for 2026
- Individual Picnic Pavilions -

Neighborhood Playgrounds:

- Y Summer Trail - power wash, fitting repair, reviewing mulching
- Y Azalea - power wash, fitting repair, reviewing mulching
- Y Greenway - power wash
- **Autumn Sage - proposed - possible consideration in 2027
- **Northaven / Highlands - proposed - possible consideration in 2027
- **Gardenbrook - add proposal for possible consideration in 2027

Community Ponds:

- Sunfield Parkway Ponds - purple pipe pump installed, aeration system install pending parts
- Inkberry Pond - secondary pond to be drained

Walking Trails - Lakeside Walkways / Gulley Walkway / Native Plant Walkway -

- Lakeside Trail - backfill & hydro-mulch pending contractor
- Gulley Bridge - backfill & hydro-mulch pending contractor
- Native Plant Walkway - plant signage bid proposals under review (received bids at 2 extremes)

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

Sunfield MUD #1 / #2 / #3 / #4 -

- SMUD #3 - reviewing proposal & cost for “No Parking” on segments of Sunfield Parkway, reviewing proposal for red curb painting of “No Parking” in code areas (stop signs, fire hydrants, crosswalks)
- SMUD #4 - lift station to have final GBRA review this month, LCRA & PEC easement to be added to SMUD Master - maintenance responsibility for GBRA & PEC ROW, w/ new contract - mowed quarterly

Hays CISD -

- Sunfield Elementary School - mobile units - skirt & landscape yet to be installed, violations continue

Hays County - Satterwhite Rd., Turnersville Rd. resurface in process, traffic signal at Main & Fire Cracker in process

City of Buda - stop signs on FM2001 - waiting on response from Angela Kennedy

TXDOT - stop signs on FM2001

5) Rules & Regulations - (Dan, Ana, Angie, Ryan) schedule review of Community Charter, By-Laws, and R&R

Monthly highlight of R&R with information on violations (Alice) - 2025 violation revenue down
Parking / Trailers - Sunfield Parkway proposal to SMUD #3 under consideration.
Commercial Vehicle parking regulation also under SMUD review.
ARC Review - requested tiered pricing for differing levels of review
Rental Properties / Airbnb Properties -
Lighting -
Resident Violation Reporting system - use service order process under "Other"

6) Activities / Neighborhoods / Welcome - (Rene, Tammi, Lalit)
February Event & Activity Calendar from Casey -
Resident Suggestions -

Neighborhood updates 17/28 Neighborhoods (40 min) NOTE: confirmed 2026 Representatives in **BOLD**

Ashbury (**Michael Morales**)
Summer Trail (**Kelly Ekwurzel, Alexander King**) KE to post rep. request for open neighborhoods on FB again.
Azalea (**Miklos Gaal**)
Magnolia (*open*)
Rosewood (*open*)
Creekview (**John Elwell**) JE none
Greenfield (*open*)
Prairie View (**Doug Stoyko**) DS none
Sun Valley (**Richard Galvan, Dan Butler**) DB none
Lake View (*open*)
Primrose (*open*)
Greenway (**Rene Garcia**) RG fence stain on Main St. by Greenway / landscape needs to be completed
Whisper Ridge (**Tammi Claycamp, Bill Kennedy**) TC no parking and lane striping on Sunfield Pkwy, BK none
Garden Brook (**Clayton Knippa, Robert Wohlleber**) RW parking issues, pocket park playground request
Cobblestone (Madi Laboy)
Model Homes P3:S5 (**Don Osborne, Tom Storms**)
Autumn Sage (Lalit Tewari, **Joey Owmbly**)
Highlands (**Ryan Sapp**)
Northaven (Zach Schaphorst, Taylor James Lang)
Windridge (*open*)
Hidden Creek (**Natalie Brier**) NB none
Vista Pointe (*open*)
Lakeridge (Melody Caluori Cipriano, **Ana Nyssa Bacia, Angie Bookout**) AB street light, Campo lane striping
Rivers Edge (*open*)
Meadows (*open*)
Vista Hills (**Jesse Rodriguez**) JR request for sidewalk in gap area of Ginger St.
Benbrook (*open*)
Cedar Elm (*open*)

New Business / Other Business - Dan (10 min)

2025 Financials Actual vs Budget vs 2024 Actuals (spreadsheet)
Sunfield Fire Hydrant Map (included)
NEED Representatives for the open neighborhoods!

Closing comments and adjourn (5 min)