

SCAAC Meeting Agenda

Saturday August 8th, 2026 - Progress Coffee

Call to order (5 min)

Attendance (in-person at Progress Coffee): **Dan, Don, Richard, Kelly, Clay**

Attendance (Zoom): **Bill, Nyssa, Angie,**

Notified not available: **Doug, John, Robert,**

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

1) Infrastructure - **John** (**John**, Richard, Bill)

Community Lighting - **Emily** working with Mike tracking lighting repair issues (see list). Inframark also performs street lighting audit and reports to SMUDs.

Silver Pole (PEC) PEC not making repairs while contract negotiations are active.

Black Pole (SCA) (see list). Discussed difference between black pole & silver pole.

Community Entrances - **Capstones** have been documented and sent to Mike (see list).

Waiting on contractor in Phase 6 to repair. Discussed Sunbright entrance as part of MUD park bond

Sunbright Column - lighting, still working on identifying a power source, request for light pole on corner.

Discussion included expressed frustration with amount of time this has gone unresolved.

Sundown Avenue - column capstones (see list).

Main St & Fire Cracker - column & retaining wall capstones (see list).

Community Bridges - **Capstones** have been documented and sent to Mike (see list).

Waiting on contractor in Phase 6 to repair.

Campo Del Sol – light out – replacing driver for repair. (check to verify status)

Sunfield Parkway – flickering column light - replaced driver. (check to verify status)

All four retaining wall capstones need repair, Caitlin and SMUD determining who is responsible.

Engage candidates for Area 2 County Commissioner

Community Roadways -

Roadway Repair - **Ginger St** multiple roadway repairs completed.

Aaron Jones confirmed Campo Del Sol segment contracted to be resurfaced in August. (see email)

Sunbright Blvd / Sunfield Pkwy segment resurfacing to be conducted by Hays Co Roads staff as available.

Roadway Markings - **Sunfield Pkwy crosswalk striping at mid Lazy River parking, Promenade Pkwy crosswalk striping at mid Lazy River parking, and handicap parking striping all pending.**

SMUD #3 & SMUD #4 re-striping of Campo Del Sol segments and Sunfield Pkwy roundabouts released to contractor. SMUD #4 reviewing addition of 4-way stop signs at Campo Del Sol and Sugarcane N.

Crosswalks and red curb “No Parking” under consideration for intersection of Sugar Cane & Ginger St.

Fire Hydrants - SCAAC members working on map including assessment of fire hydrant identification numbers, existing red curb paint, and blue reflectors. John is working on a compilation of hydrant information & database of locations which can be used for mapping.

Creekview - completed

Prairie View - completed

Sun Valley - completed

Garden Brook - completed

Whisper Ridge - completed

Highlands - Dan & Don to survey

Summer Trail - Kelly to survey

Model Homes Don & Dan to survey

Bill indicated the geotag can be added if representative gather location address and additional data.

Curb Painting “NO PARKING”- SMUD #3 reviewing for stop signs, corner crosswalks, and fire hydrants.

Waiting on data from SCAAC. Curb Painting is roughly \$10 / foot.

Sugar Cane Rd & Papaya Dr. - bollards and parking installed. Landscape pending. Stop sign installed making the intersection a three-way stop.

Sunfield Parkway & Sunwheat - requested stone columns, guard rail, & landscape for terminus.

Community Mail Centers - **no current issues.** Mentioned assigning & keying mailboxes is USPS responsibility.

Community Fencing - Common Area Fence Stain Status -

Main Street Greenway - **developer aware and considering re-staining Main Street fence.**

Neighborhood Entrances Fence Stain - **residents identify additional fence stain need w/ photo and address.**

Community Sidewalks - **\$20K budget for approved list (attached).** Bids received. Waiting on Mike’s review.

Damaged neighborhood segments - to be repaired as part of 2026 replacement contract.

Service Request 429 entered by Tom Storms for Sunbright sidewalk by pond lifting.

Service Request 444 sidewalk repair Everglade/Palm.

Service Request 434 sidewalk repair Bayberry/Beechnut, and 435 Bayberry/Big Leaf added to list.

Community Signs -

Campo Del Sol & Sugar Cane Nth - 4-Way stop under review by SMUD #4 board. Board seeking property owner input on addition of the stops signs at the intersection.

2) Landscaping - **John** (**John**, Richard, Bill)

Installation Projects (new & overlooked):

Native Plant Walkway - **plant signage finalized and ordered**. Caitlin & Ron reviewed priority for partial replacement of plant material in October, the balance to be replaced Spring 2027.
Natchez Dr - **landscape sidewalk along pond**. Mike to review with Bill from SunGrow construction.
Tree Nut Loop - **looking at possible solutions (? river rock)**. Technically the homeowner's responsibility.

Repair & Maintenance Projects: NOTE: residents to identify and request specific landscape replacement.

Service Request - **#439 replace bush/tree Sunbright / Baker - completed**.
Lakeside Perimeter - **cleanup of debris to be reviewed with SunGrow 8/10**.
Vista Hills - **sidewalk and area behind homes to be added to scheduled maintenance with new contract**.

Purple Pipe Irrigation Retrofit - **Sunfield Parkway pond system now operational but pending activation**.

Landscape Maintenance Schedule Map: current version on portal – **to be updated in October**.

3) Amenities (**Dan**, John, Richard, Don) **New community facility access system under review**. 3rd porter Brandon Gutierrez

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

Jr. Olympic Lap Pool - **scrape and paint flaking areas of deck surface**. Proposed to resurface in 2027.
Wading Pool - **closed due to play bubble soap causing foaming**. Drain, clean, acid wash, flush plumbing, and clean filtration sand. Investigating capping for removal of inoperable valve wheels. Add trash cans.
Event Pavilion - **cafe lighting materials received, pending Becket installation of main outlet on column**.
Playground - **re-mulching completed**. SMUD 1 investigating bonds for parks
Bathrooms - **ok**
Performance Pavilion - **landscape rocks still need to be refreshed**.
Dog Park - **Stabilizing fence gates and entrance**. Inspected chain link attachments to pipe frames.

Sunfield Parkway Amenity Center: Lazy River / Reunion Pavilion -

Lazy River - **irrigation schedule reset**. #4 pump VFD replacement pending receipt of part. Noisy #6 & #10
Pavilions - **ok**
Bathrooms - **ok**
Reunion Pavilion - **ok**

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

Lazy River - **heaving deck on contractor punch list**.
Splash Pad - **surface repair completed, replacement in off-season under consideration**.
Splash Pad Bathroom - **Caitlin continuing to investigate possible solutions**.
Playground - **Bathroom proposal by TDS under consideration, to be reviewed by board**.
Individual Picnic Pavilions - **ok**

Community Ponds:

Sunfield Parkway Ponds - **aeration system approved by MUD 3 to be installed by Volmer**.
Vegetation (grass) adjacent to dam will be addressed by contractor (per SMUD 3 Engineer).
Landscape along Natchez adjacent to the pond, Mike working with Bill at SunGrow.
Inkberry Pond - **mowing and chemical treatments being applied to control midges**. FSR & SMUD communicated mitigation process to relevant homeowners. Parking on service area communicated SMUD
Main Street Pond - **Parking on grass access via curb cut on Fire Cracker**. Communicated to MUD #1.

Neighborhood Playgrounds:

Summer Trail - **re-mulch completed, in process of acquiring spare parts for future repairs**.
Azalea - **re-mulch completed, in process of acquiring spare parts for future repairs**.
Greenway - **re-mulch completed, in process of acquiring spare parts for future repairs**.
Autumn Sage - **proposed - possible consideration in 2027**.
Northaven / Highlands - **proposed - possible consideration in 2027**.
Garden Brook - **proposed - possible consideration in 2027**.

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

Lakeside Trail - **condition reviewed on walk with Caitlin, issues still to be addressed**.
Gulley Bridge - **condition reviewed on walk with Caitlin, issues still to be addressed**.
Native Plant Walkway - **Caitlin / Ron reviewed replacement plan & signage**. Signs ordered, install in Sept.

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

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

SMUD #1 - **investigating bonds for parks**. Discussed Buda wastewater effluent line & detention pond.
SMUD #3 - **discussed actions being taken to address midges around Inkberry Pond**.
Reviewing red curb painting proposal for "No Parking" areas (stop signs, fire hydrants, crosswalks).
SMUD #4 - **LCRA & PEC easement to be added to SMUD Master maintenance responsibility when new contract is established in Sept / Oct**. Buda effluent line terminus. Crosswalks at Sugar Cane & Ginger.
Tabled approval of 4-way stop sign installation at Campo Del Sol & Sugar Cane pending community input.

Hays CISD - Sunfield Elementary School - skirting installed, landscape pending.

New attendance zone revision removes Turners Crossing from Sunfield Elementary School
New High School - opening postponed one year (to fall 2030)

Hays County - Traffic Signal at Fire Cracker & Main St. to be installed once contractor assigned. (see email)

City of Buda - emergency signals installed - stop signs removal on FM2001 pending signal activation (see email)

Buda Wastewater Disposal - effluent to be piped to Sunfield MUDs - installation in process along Main St.

Funding grant for Main Street received for 2029 construction.

TXDOT - crosswalk signal replaced at Sunbright & FM 2001.

City of Buda Transportation Dept. to coordinate w/ TXDOT for removal of stop signs on FM2001.

5) Rules & Regulations - (Dan, Nyssa, Angie)

Monthly highlight of R&R with information on violations (Alice) -

Rental Properties - Audited over summer. Alice & Autumn compiling rental property # by neighborhood.

ARC Review - continue pressing for the to board revisit the fee structure and have tiers based on complexity.

Resident Violation Reporting system - submit work order under "Miscellaneous" with description.

6) Activities / Neighborhoods / Welcome - (Rene, Tammi, Lalit)

June Event & Activity Calendar from Casey - Back to School

Resident Suggestions -

Neighborhood updates 13/28 Neighborhoods (40 min)

Ashbury (*open*)

Summer Trail (Kelly Ekwurzel, Alexander King) KE: will submit landscape repair request

Azalea (*open*)

Magnolia (*open*)

Rosewood (*open*)

Creekview (John Elwell)

Greenfield (*open*)

Prairie View (Doug Stoyko)

Sun Valley (Richard Galvan, Dan Butler) RG: NA DB: Natchez pond sidewalk landscape, e-bike trail proposal

Lake View (*open*)

Primrose (*open*)

Greenway (Rene Garcia)

Whisper Ridge (Tammi Claycamp, Bill Kennedy) BK: NA

Garden Brook (Clayton Knippa, Robert Wohlleber) CK: Frontier Fiber install damage (suggested door hanger)

RW: recreation options other than pools and playgrounds, Frontier Fiber damage, irrigation at SFP Lazy River

Cobblestone (*open*)

Model Homes P3:S5 (Don Osborne) DO: landscape maintenance improved, parking improved.

Autumn Sage (Joey Owmbly)

Highlands (*open*)

Northaven (*open*)

Windridge (*open*)

Hidden Creek (Valerie Guerrero)

Vista Pointe (Martin Rodriguez)

Lakeridge (Ana Nyssa Bacia, Angie Bookout) AB: Stop sign on Campo at Sugar Cane N, Campo lane striping, crosswalk striping at Sugar Cane & Ginger with "no parking" curb painting.

Rivers Edge (Melissa Goodwin-Bell, William Eiland)

Meadows (*open*)

Vista Hills (Jesse Rodriguez)

Benbrook (*open*)

Cedar Elm (*open*)

New Business / Other Business (10 min)

Updated financial spreadsheet to be sent to Bill and Doug.

Closing comments and adjourn (5 min)