

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**



**BOARD MEETING MINUTES** – Jan 26, 2021 meeting  
Call to order: 6:34 PM                      Adjourn: 7:45 PM  
Virtual mtg via Zoom (minutes taken by Debbie Sanders)

**Board members present:** Brian Helmich, Fred Lindahl, Kelly Waggoner, John Royal, Debbie Sanders, Martin Flores, Howard Smith, Jayna McLeod

**Board members absent:**

Gustav Swanson, Katie McGann, David Moty. A quorum was present.

Guests: Pana Feraro, Christopher Happ

**Agenda:** Approved.

**Minutes:** Lindahl presented minutes from Nov 17 and Dec 7, 2020. Approved; motion by Smith, second by Flores.

**Treasurer's Report/Finance:** Royal report out - documents emailed to board members.

- TMAD/TCA Account Monthly Report - Current balance is \$643.90.
- Reapplication of 501C3 status to be submitted for State of California.

**Installation of newly Elected Officers and Board Members:**

As of 6:44 PM the following will officially preside:

- Brian Helmich - Chair
- Jayna McLeod - Vice Chair
- John Royal - Treasurer
- Gustav Swanson - Secretary

Acknowledgement & appreciation expressed to Fred Lindahl for prior role of Chair.  
Appreciation noted to outgoing boards members of Norma Clark and Ralph Teyssier.

**City Representatives/Business:**

- a. **City Parks and Recreation Representative - John Crago** (staff report)
  - Traffic circle - Clean up after storm/winds. Broken meter cover replaced. Irrigation remains shut off; monitoring of water needs to continue.
  - Hoover Trees - Weekly watering; monitoring to continue.
  - Street and Gate lighting - Pertinent issues reported via 'Get It Done' app.
  - Historic Gates - Cleanup and monitoring to continue.
  - Public (right-of-way) trees - Report & work order submitted for trimming needs; 22 trees in total.

Helmich inquired on status of post replacement at Highland & Monroe. No person ID'd responsible for hit & run. Crago to follow up on process for replacement. McLeod noted that leaves are collecting in pedestrian pathways by the traffic circle; Crago to notify Aztec to include areas for cleanup.

**b. Council Member Representative - Julio Garcia**

- Extended congratulations to Helmich as incoming Board Chair.
- Explained his position as representative for Talmadge; Kensington will have separate rep.
- Discussed ongoing review of 'Get It Done' reports for Aldine Dr.; working on lighting outages. \*Helmich noted concern re: Aldine encampments - will follow up directly with Garcia.
- Noted upcoming community forums - Info to be emailed to Helmich and Lindahl.

**Information Items:**

**a. Madison Ave and 51st St project update: (Helmich/Lindahl)**

- Lindahl sent requests to project team; no bid awards, no responses as of yet.

**b. Adams Ave and 49th St Splitter Island Project update: (Helmich/Lindahl)**

- Sign post concerns/updates:
  1. Adams, past alley outside gates - Removed old post, replaced with new.
  2. NE corner of 49th & Adams - Yield sign installed.
  3. NW portion of 49th - Sign secured in place.
  4. SE corner of 49th, by ped ramp - Notice of upcoming traffic circle; concern of visual blockage once the tree is leafed out.
  5. NE side on 49th - sign blade separation.
  6. Decorative pole bases are held in by only 1 screw - additional screw(s) needed to firmly secure.

Inconsistencies noted; supporting photos provided; cleanup needs identified.

Julio Garcia expressed willingness to provide assistance towards beneficial outcome & improvements.

Helmich - Noted sign mounting inconsistencies - spacers vs no spacers; adhesive vs none; etc... Consistency is needed to ensure signage integrity.

McLeod - Stated some rocks are not embedded well. Last (final) day seems to have been rushed / hustled work. Also, witnessed a large FedEx delivery truck get 'stuck' when attempting to navigate the narrow lane from EB Adams onto SB 49th - lanes are simply too tight. (photo to be emailed to Helmich)

Flores - Recommends feedback be written down and well documented for communication / presentation to the City and contractor. Helmich agreed; list to be compiled and submitted.

Teyssier - Expressed concern re: adhesive/mortar paste - recommends proper cleanup prior to final coat of sealer.

Lindahl - Stated we have opportunity to provide a 'punch list' before the crew(s) walk away; we should not accept the current job as is.

Royal - Expressed this area is the 'heart of Talmadge', not down the center of Fairmont Ave; it needs to look better.

**Action Items:**

a. **Splitter Island Project - Approve sealer for rock blankets:**

1. Crystal Shine - High gloss lacquer based
2. Multi-purpose - Clear non-yellowing water based acrylic

Teyssier compiled a cost analysis spread sheet based on surface size and criteria stated by Spec Chem company rep during a phone conversation. Cost discrepancies noted at approx half of what Miramar (contractor) provided. Contract options need to be researched; Miramar needs to define their cost analysis.

No decision made; motion made to move Action Item to next month. Motion by Helmich with second by McLeod; motion passed.

**TMAD Sub-Committee Reports:**

**Roads and Walks (Flores):** No report out

**Capital Projects (Lindahl):** No report out

**Communications (McLeod):** No report out

**Beautification and Trees (Royal):** Flores in discussion with N Clark to bring forth art project proposals/thoughts.

**ByLaws and Membership (Waggoner):** No report out

**Budget Forecast (Moty):** No report out

**Agenda Items for the next TMAD/TCA meeting:**

- Sub-committee assignments / projects
- Splitter Island Project

**Adjournment:**

Motion by Royal – second by McLeod; approved unanimously @ 7:45PM