

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**



**BOARD MEETING MINUTES** – January 24, 2023  
Call to order: 6:39 PM                      Adjourn: 7:53 PM  
Virtual Zoom Meeting

**Board members present:** Helmich, McLeod, Swanson, Royal, Lindahl (6:46pm), and Clark  
**Board members absent:** Sanders, Smith, Flores.

**Agenda:** Agenda adopted as proposed. Unanimous approval of amended agenda.

**November 2022 Meeting Minutes:** Unanimously approved. [Note: Due to Action item approved during this meeting to adjust Unallocated Reserves, November 2022 Minutes will be adjusted to reflect the change to Unallocated Reserves (line item 512132).]

**Treasurer’s Report/Finance:** Thanked \$250 sponsors of TCA’s website: Realtors Mike Tristani, Diana Cole and Megan Beauvais. In addition three law firms placed \$100 ads: Haffner & Morgan LLP, Wilkinson & Finkbeiner, Rideshare Sexual Assault Lawyers. Ending Bank of America account balance \$1,356.90. Reviewed TMAD Financials: Actuals (expenditures) versus Budget. Clark requested more detail behind the individual expense line items.

**City of San Diego Representative’s Report:**  
**Elvis Martinez Parks & Rec:** Absent.

**Council President Sean Elo Rivera Rep: Francisco Peralta Vargas:** Absent.

**Action/Info Items:**

- (1) Installation of Board members (from election last October) elected to serve two-year terms commencing January, 2023:

Martin Flores  
Fred Lindahl  
Brian Helmich

- (2) Installation of Board officers (from election last November) Board elected the following officers:

Helmich: Chair  
McCloud: Vice Chair  
Royal: Treasurer  
Swanson: Secretary

- (3) Reduce Unallocated Reserves to meet our 10% minimum reserve allocation (Reserves must be at least 10% of operating budget). So Unallocated Reserves goes from the approved \$20K (during FY24 November 2022’s Budget Meeting) to \$13K. Helmich

motioned the adjustment to comply with City's reserve requirement. Clark seconded. Unanimous approval.

- (4) Recognition of Board Member Katie McGann. McGann tendered her resignation late last year due to family commitments. Helmich thanked her for her contributions to the neighborhood and TMAD. The Board now has 9 members. Quorum is now 5.
- (5) Potential Action item: Red curbing at 51<sup>st</sup>/Madison/Contour project. Discussion of curb and street painting. Is this the responsibility of the contractor or the City? Helmich to follow up with Nazie Mansury to see timeline for street painting (crosswalks, curbs, signage etc.). Swanson concerned about cars parking near the bulb-out / ped ramp area where Contour Blvd turns into 51<sup>st</sup> St. Cars parked there cause Northbound Contour/51<sup>st</sup> St traffic to veer into oncoming Southbound 51<sup>st</sup> St traffic.

**Community Forum/Open Discussion/ Public Comment/ (Non Agenda):**

Who will be responsible for repairing alley concrete on 4600 Block of 49<sup>th</sup> St. Alley? Work is approximately 6 houses North of Madison Ave. Someone pulled a permit since there are detour signs. Multiple City Highland & Monroe Ave Storm Water replacement signs hung via wire hangers on Talmadge historic candlestick street lights. Nothing (like signs) should be hung from historic features. Scroll from one of the historic gates fell off.

**TMAD Sub- Committee Reports:** Communication: McLeod developed TMAD yard sign logos. Included 2 QR codes. One contained a link to monthly Zoom meetings. The other QR code contains information about TMAD. 10 corrugated plastic signs (similar to Neighbors for a Better San Diego) quoted to cost \$135. Yard signs trying to make TMAD more open and inclusive. Helmich moved for TCA to pay up to \$150 for 10 signs. McLeod seconded. Unanimously approved.

Helmich adjourned the meeting at 7:53 pm.