

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – February 23rd, 2021 meeting
Call to order: 6:30 PM Adjourn: 8:10 PM
Virtual Zoom Meeting

Board members present: Brian Helmich, Fred Lindahl, Martin Flores
Kelly Waggoner, John Royale, Debbie Sanders, Jayna McLeod , Gustav Swanson,
Howard Smith (@6:53pm)

Board members absent: Katie McGann

Agenda: Brian Helmich approved amended agenda: Item 6 Roads & Walkways added to Section V Action Items, Subsection b: Subcommittee assignments

Minutes: Approval of Jan 2021 Minutes: Fred Lindahl, Brian Helmich, Kelly Waggoner, Jayna McLeod, John Royal, Debbie Sanders, Martin Flores approved. Gustav Swanson abstained.

Treasurer's Report/Finance: John Royal will distribute Treasurer's Report next week. TMAD returned to Non Profit, Tax Exempt Status by California Franchise Tax Board. Royal and Waggoner worked tirelessly behind scenes on this laborious, bureaucratic snafu. Action item: Thank you note to Toni Atkins' office from TMAD.

Community Forum/Open Discussion: Martin Flores, Norma Garcia and Sharon G (Talmadge Art show) in preliminary discussions to bring art into the Talmadge community. Researching processes needed – City requirements, community review etc. Tentatively create a subcommittee under Beautification & Trees committee. Various tentative ideas/projects mentioned. Plan on a formal presentation for future Board Meeting.

Reports:

Park & Recs – John Crago – Cleaned up Traffic Circle and medians after Santa Ana wind and rain storm. Water (sprinklers) turned off due to rain. Applied fertilizer to roses. Second application forthcoming. Aztec watered Hoover trees. Propped up magnolia tree behind Hoover stadium due to wind storm. Reschedule tree trimming (with contractor) in 2-3 weeks due to storm. Ongoing inspection of street lights (burnt out lamps/bulbs,). Light that had been knocked over at Monroe & Highland has been fixed.

Questions and comments regarding Park & Recs Report:

Fred Lindahl – Request John Crago create list of street lights that need maintenance/repair and status of work so we don't duplicate Get It Done requests. To be reported monthly. Are there alternative ground covers for traffic circle? Ground cover on North section of traffic circle is dead. North circle is all dirt. Circle heavily used during pandemic. People in planter; stomping on plant material. Can skate board blockers be added to the splitter islands? John Crago to research. Brian Helmich to inquire as well. Jayna McLeod objects: "We have not had any problems with skateboarders at the splinter islands."

Kelly Waggoner: Status of damage to gates. Has anyone been able to contact Iron Works? John Crago - No response from Iron Works. Awaiting quote from Voltek (contractor).

City of San Diego Representative's Report: Julio Garcia representative for District 9: Connect with Martin and Norma regarding art work. Reschedule Talmadge Sitting Session meeting. Opportunity to meet District 9 Rep Sean Elo Rivera. Requesting traffic study for Euclid/Monroe/ECB. Apparently a couple of traffic accidents. Depending upon results of study (in approximately 3 months) may recommend traffic calming remediation. Approximately 4 month backlog for street light repair (For example: to replace burnt out bulbs/lamps) due to Covid. Julio still familiarizing himself with Talmadge projects. Fred Lindahl commented on traffic remediation that has been done in the past. (Narrow to 1 lane, stop sign). Alley is problematic. Debbie Sanders requested that traffic study be done during appropriate times (rush hour). Brian Helmich commented on pandemic traffic is relatively light. Several Board members mentioned the importance of Police presence in neighborhood.

Information Items: Brian Helmich update on splitter islands (49th & Adams). 30 day camera monitoring period had ended. Camera data collected. Removal of camera equipment scheduled for today. Later poles removed and respective holes filled/patched. Michael Miller had 22 items on punch list. Discussion about some punch list items. Contractor (Miramar) paid approximately 38% of approximate \$194K total project cost. Jayna McLeod requested that the temporary telephone poles be taken down asap. Community member mentioned crooked signage. Anyone notice this? Fred Lindahl noticed graffiti on back on sign by TCC host house.

Brian Helmich reviewed Miramar estimate for sealers (\$10K satin and \$12K gloss) for splitter islands. Gustav Swanson asked about warranty for both finishes. Kelly Waggoner responded 1 year. Kelly Waggoner concerned about bidding process etc. Talk to city, can we go with sub-contractor directly? Prevailing wages issues? Discussion about community doing work versus a contractor. Discussion of how this was done in the past – issues involved. Concluded to have rock blanket coating be professionally done. Brian Helmich to go back to Miramar get more detail about proposal.

Action Items: Committee assignments: After *exhaustive* discussion and vote:

- a. **Roads and Walks/Master Plan:** Howard, Martin (Chair), Kelly, Martin, Fred
- b. **Capital Projects:** Fred, Brian (Chair)
- c. **Communications:** Jayna (Chair), Gustav
- d. **Beautification & Trees (including Art component):** Debbie, Howard, Norma (Co-chair), Martin, John, Brian, Fred (Co-chair)
- e. **Bylaws and Membership:** Kelly (Chair), Gustav, Brian
- f. **Budget Forecast:** David Moty (Chair), Kelly, John

Brian Helmich motioned committee member assignments above. Jayna McLeod seconded motion. Unanimously approved. Separately, Brian Helmich motioned for Norma and Fred to Co-Chair Beautification & Trees. Gustav Swanson seconded motion. All approved motion except John Royal abstained. Both motions carry.

Quick Discussion about agenda items for next month's TMAD meeting: Art in community, update By-laws to allow virtual meetings.

Motion was made by Gustav Swanson to adjourn the meeting; seconded unanimously by all present Board Members. Meeting adjourned at 8:10pm.