

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – April 25, 2023
Call to order: 6:35 PM Adjourn: 8:00 PM
In person meeting @ 4864 Adams Ave.

Board members present: Helmich, McLeod, Swanson, Royal, Lindahl, Smith, Flores (6:45pm), Clark and Sanders.

Board members absent: None.
Community Members Present: D. Moty

Agenda: Agenda adopted.

March 2023 Meeting Minutes: Adopted as suggested by D Moty.

Treasurer’s Report/Finance: Reviewed budget versus actuals for the month. Looking to split PO Box three ways: TMAD, KenTal and Talmadge Patrol. TCA bank account balance stands at \$1,808.90.

City of San Diego Representative’s Report:

Elvis Martinez Parks & Rec: Elvis submitted a written report. Still little progress was made with Iron Express in part due to the transition to new company ownership. Company tending to work at night. Future physical visits to the company site anticipated.

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

Mayor’s Office Community Rep Lucero Maganda: Absent again.

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

Non-Agenda Items: Ron Anderson (via e-mail) that Hoover trees are suffering due to construction machinery. The heat from the idling machines is stressing the Hoover trees. Flores recommended that any damaged trees needing replacement be replaced by a comparably sized tree. In addition, Anderson commented that candlestick lampposts are dirty (soot, cobwebs etc.). They could use a cleaning. Chuck Kaminski commented that the 20th year anniversary of the Talmadge Traffic Circle is next year. Discussion about a food truck event commemorating anniversary.

Action/Info Items:

(A) 51st/Madison/Contour: Contractor waiting for either DG or flagstone. City Project Manager Nazie Mansury to ask about red curbing timeline.

(B) In person meeting space: Discussed various options/venues and their pros and cons as well as the obstacle insurance requirements create.

(C) Project Roundtable:

- i) Alley Lighting – Elvis to follow with city regarding right of way issues. Royal provided literature about light poles. Discussion ensued.

- ii) Communications – meeting signs / publicity: Still holding off on signage until permanent meeting place determined.
- iii) Decorative signposts: nothing new to report.
- iv) Identify 10 streetlights for repainting. Helmich to identify lampposts and provide Elvis with the list. PO has been created. Try to get work completed in this fiscal year (ending June 30th.) to expend the budget that has been appropriated.
- v) Commissioned community art: Clark reaching out to Arts Commission regarding process. McLeod submitted suggested guidelines.
- vi) Trees: maintenance & new installations – Identify weak and dead trees. Get list to Elvis ASAP in attempts to get work completed this fiscal year.
- vii) Physical Meeting Space – Helmich to follow up with YMCA. Needs to determine their insurance requirements. Meeting day of week may need to change due to availability of space @ YMCA.
- viii) The 51st/Madison/Contour Project: Discussed spacing between flagstones. Inspection showed the ratio of flagstone to decomposed granite varied from the specification. The City was provided a specification of flagstone laid at 65% coverage. However, inspection showed flagstone is laid at approximately 85% coverage. This is significantly greater coverage than what was specified. Did GC run out of flagstones because the spacing between stones was too small? City asked TMAD if we are pleased with results of project so far. Concerns that contractor ran out of stone due to incorrectly placing stones too close to one another (They did not adhere to the specifications). Furthermore, TMAD Board concerned that GC will ask for more money. Board needs to know what needs to be done to complete project. Helmich to respond.

Helmich adjourned the meeting at 8:00 pm.