

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – April 26, 2022 meeting

Call to order: 6:34 PM

Adjourn: 8:58 PM

Virtual Zoom Meeting

Board members present: Helmich, Swanson, Sanders, Smith, Royal, Lindahl, Clark and McLeod

Board members absent: McGann and Flores

Community members present: Ms. Kerry Martin 49th St.

Agenda: Agenda unanimously adopted. 3 *additional* info items to be addressed: (1) Follow up regarding attachments (For example signage) to the gate (2) legality of trimming camphor trees on 4500 block of Euclid (3) Gibson's electrical quote for damaged gate on Estrella (@ Monroe).

March 2022 Minutes: Unanimously approved with corrections (typos).

Treasurer's Report/Finance: Bank account balance \$3,53.90. Last receivable for website advertising revenue collected. All caught up for FY22. Won't incur any bank charges if balance remains above \$3K. Reviewed TMAD April financials briefly discussing various line items. Attention/discussion regarding rising utility costs.

Non Agenda Public Comment: None

Community Forum/Open Discussion/ (Non Agenda): None

City of San Diego Representative's Report:

Elvis Martinez Parks & Rec: All reflective strips on bulb outs have been installed by Aztec Landscaping. Street sign at traffic circle/49th St. still pointing in wrong direction. Elvis will follow up again. Misunderstanding regarding Gibson & Gibson proposal to fix broken gate on Estrella. Now waiting for proposal from Gibson sub-contractor. That bid is expected next week. Performed street light inspection. No issues to report. Light at 4617 Natalie Dr has been repaired. PO to paint 20 streetlights has not been submitted. Elvis not sure if Board had voted to proceed. City arborist informed Elvis Talmadge right of way trees are scheduled to be serviced before fiscal year end. Transportation Department under City Urban Forestry Program manages tree maintenance. They have an inventory of all City trees. Tree trimming cycle is supposed to be between 7 and 9 years. Currently it is a 12-year cycle due to (lack of) funding. West Coast Arborist is currently working on a work packet. If trees are within 14 feet of the street curb, they "belong" to the Transportation Department's inventory. Elvis' supervisor met with City DA regarding attachments to gates and other city fixtures etc. They are still working on the language. A response is forthcoming. Lindahl questioned the cost of the gate repair proposal given recent disclosures. Thought current bid was excessive. Secondly Lindahl wants the written code/language that city is responsible for trees within 14 feet of right of way and a contact name/number for residents questioning this. Elvis said City Arborist would be point of contact. City working on document to provide residents. Swanson

requested inventory or map of city trees in TMAD. Sanders asked that chairs be notified of any city actions/work that will impact Talmadge. Peralta Vargas chimed in that SER office working to coordinate communication among the various City departments.

Council President Sean Elo Rivera Rep: Francisco Peralta Vargas: Recapped recent updates from City Hall: Council passed no fault eviction moratorium on April 4th. Extension expires September 30, 2022. Council banned sale of flavored tobacco (which targets underage youth via vaping products). Legislation effective January 1, 2023. Mentioned some exclusions to ban. Mayor Gloria released FY23 Budget so community stakeholders may comment. Various community forums will be held. Peralta Vargas mentioned meeting places and times.

Addressing homeless encampments near Aldine & Fairmont. Several reports called in regarding code enforcement. Inspectors will investigate Madison @ Euclid, Max Dr. and Highland Ave. Royale brought up bad homeless situation at 50th Street & ECB. Situation has deteriorated into a public nuisance. Helmich & Royal requests to meet with SDPD not followed up upon. Lengthy discussion regarding history of area and how situation has worsened.

Mayor Gloria's Representative Director of Community Engagement Michaela Volk: Not present due to staffing shortage. (Volk filling in on interim basis since Stephanie Estrada has transitioned to new position.)

Original 3 Information Items: (1) Ken-Tal Tree Event (2) Alley – Red Stripe Painting (3) Alley Lighting.

Ken-Tal Tree Event was held adjacent to Kensington library last Saturday. Unfortunately all the people who expressed interest in free trees lived outside of the TMAD boundaries. Gave interested people information about free tree program.

Alley Painting Red Stripes. With the expected proliferation of ADUs expect illegal parking in Talmadge alleys. Lindahl suggested being proactive. McLeod noted that not all TMAD alleys are paved. Perhaps this is a good reason to request paving alleys. City responsible for red striping – not homeowners. Swanson mentioned good reason for ADUs need to pay developer fees as these units will further burden infrastructure especially parking.

Alley Lights. Helmich notice technology has improved and costs have come down. Consequently he researched solar lights for alleys. Discussed pricing with vendor Oympia. Helmich mentioned pricing and how many lights TMAD might be able to buy. Discussion regarding best way to approach project – (For example: a test alley opposed to all alleys at once etc.) Lindahl – projects under \$25K circumvent project fees. However, vendor would have to be on City list. Asked Peralta Vargas was the City doing anything for solar lights? If so, what? Is there a process for alley lights? If so, what is it? Helmich believes this is a feasible project for FY23.

2 Action Items: (1) Paint/refurbish 10 candlestick streetlights, (2) Tree trimming update / status report.

Streetlights: FY22 Budget has funds to paint/refinish ten candlestick streetlights. Helmich and Flores surveyed 281 candlestick streetlights. The inventory was primarily South of Adams. This is where most of the original (circa 1920's streetlights are located.). The newer "Marblite" streetlights which contain dye in the concrete itself are in relatively good condition. Helmich & Flores rated the condition for street light from 1 being "Pristine" to 5 being "Poor". There were approximately 11 streetlights in poor condition. McLeod motioned to paint/refurbish 3 streetlights on Monroe and 8 streetlights on Norma. Lindahl seconded motion. Unanimous approval. The streetlight on Jean & Miracle reported in "Poor" condition will be done at another time. Elvis to create a PO.

Tree trimming update:

Royal met with Urban Forester on April 15th. They surveyed TMAD trees. Pointed out camphor's along Euclid North to Lucille. Third request in letter. Seeking a list of City trees. Need to educate homeowners about landscaping (including trees) in the Public Right Of Way. Royal hopes to work on dig outs within the upcoming month. Several trees in dig outs are not doing well. Hope to replace these trees with something that will do better. Presently sufficient funding to proceed as Tree Committee sees fit.

TMAD Sub- Committee Reports: None.

Agenda Item Topics for Next Meeting: Follow up or status report regarding: Alley lights, Alley striping – red, written language/code re 14 foot radius for camphor trees, Tree Inventory from City Arborist (or access to program/database), language from City Attorney's office re items attached to fixtures/gates.

Helmich adjourned the meeting at 8:58 pm.