

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**



**BOARD MEETING MINUTES**—August 11, 2022 special meeting  
Call to order: 6:33 PM                      Adjourn: approx 8:00 PM  
Virtual Zoom Meeting

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

**Board members absent:** McCann and Royal

**Others present:** Loren Boerboom Park & Rec MADs, Nazie Mansury (City of San Diego)

**Agenda:** Discussion/Clarification of landscaping area at the 51<sup>st</sup>/Madison/Contour project. Unanimously accepted.

**Helmich** presented TMAD and current City of San Diego landscaping maps and explained the differences. Currently proposing 281 sf of rock blanket area and 419 sf soil area available for landscaping.

If all rock blanket option same price for square foot. (\$33.94/sf which is included in the accepted bid.) If the 419sf soil area available for landscaping is covered with rock blanket, the additional cost would be \$14,217 (= 419 X \$33.94). That is an 8.5% construction budget increase. (Originally, \$8,485 was budgeted for rock blanket because the understanding was that only 250 sf would be covered with rocks => \$33.94 X 250 = \$8,485)

**Mansury** spoke with contractor. Mansury asked contractor for mockup which would show actual rock color and rock size. (Not just pictures from catalog). Contractor can install drought tolerant plants along with weed barrier etc. Plants have a 120 day "plant establishment period where the contractor has to take care of it for that period of time." Whereas regular construction type work has a one year (calendar) warranty. Then typically a long term maintenance contract for 3 years with an approved vendor kicks in. Only afterwards, the project (landscaping of drought tolerant plants) would the project be handed over to the community. Mansury did not see sealer in specifications. So this would be an additional cost. Mansury to check with ADA specialist to see all elements are compliant with code.

Action Item/Motions: Lengthy discussion included concrete versus rock blanket versus decomposed granite (DG) versus landscape, ADA compliance (or lack thereof) if rock blanket is used (as well as height of rocks), color of rocks, size of rocks, spacing amongst the rocks, curb or some other structure to differentiate between sidewalk and landscape/rock blanket areas. Community artwork within the space. Pros/cons of landscape – maintenance, plants get trampled. Water main project expected to be completed in September. The timeline is short. Therefore, window to make decisions is short. Need estimate for DG at sidewalk grade with weed barrier. Flores to research DG colors. Green is favored. Helmich moved (McLeod seconded) that all areas be finished with DG instead of either rock blanket or

landscaping, and that working group comprising McLeod, Flores, Clark and Lindahl receive board's authorization to specify DG color and weed barrier to be used. Unanimous approval.

Helmich eventually adjourned the meeting.