

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – October 25, 2022
Call to order: 6:32 PM Adjourn: 8:20 PM
Virtual Zoom Meeting

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

Board members absent: McCann

Agenda: Agenda adopted as proposed. Unanimous approval.

September 2022 Meeting Minutes: Approved as amended (Sanders abstaining) with Helmich’s motion clarified and finalized: “Helmich moved (Clark seconded) TMAD approve preparation and weed barrier and surface treatment recommendations by Flores/Lindahl/Clark/McLeod, to be confirmed by contractor, for supply and installation at 51st/Madison/Contour traffic calming areas, provided as yet unknown associated costs remain within already approved available project budget. Carried unanimously.”

Treasurer’s Report/Finance: Royal (\$1.57K for last year’s insurance and PO Box) and Helmich (\$1.3K for this year’s liability insurance) reimbursed for incurred expenses. Ending Bank of America account balance \$654.90. No anticipated expenditures until next August. Thanks to all sponsors who advertised on TMAD website. Appointment with Bank of America made to update signature cards with current officers.

Community Forum/Open Discussion/ Public Comment/ (Non Agenda): None.

City of San Diego Representative’s Report:

Elvis Martinez Parks & Rec: Aztec Landscaping continues to service Traffic Circle and trees behind Hoover HS. One rose bush and three other bushes at Traffic Circle died. Aztec will replace them this upcoming Thursday. Checked streetlights for outages October 11th. Two additional lights out: 4695 50th St. & 4977 Monroe Ave. (4592 Altadena Ave & 4947 Madison Ave. are still out.) North Gate light at Traffic Circle is still out. Submitted Get It Done. Inspected electrical cover plates on streetlights. Talked to electrician & his supervisor regarding solutions. Agreed with Lindahl fix recommendations. Spoke to City Arborist. City to prune Talmadge trees FY23 Q4 (April-June 2023). Transportation department prunes trees on two year cycle. TMAD FY24 budget meeting scheduled for Tuesday November 29th.

Council President Sean Elo Rivera Rep: Francisco Peralta Vargas: SER to introduce two items to City Council at October 31st hearing: (1) Housing as a human right resolution. This is a “guiding principle”. (2) Tenant protection workshop. Wants input from public. Helmich questioned about the mechanical legality of resolution. Royal and Clark gave input from a landlord perspective.

Action/Info Items: TMAD present at Block Party. Presented Annual Report on TMAD Activities included but not limited to: applied three coats of anti-graffiti coating to Traffic Circle surfaces, completed splitter island construction project with rock blanket and signage, began 51st/Madison/Contour traffic calming project, repainted and repaired some street lights, made repairs to various iron historic gates. Discussion about various items that could be/ should be addressed during next month's budget meeting. Helmich read e-mail from City arborist regarding Talmadge tree inventory. No ETA when that would be available. Discussion about tree trimming. Board of election results: Helmich, Flores & Lindahl were re-elected to the Board.

Clark discussed materials chosen for 51st/Madison/Contour project. Unfortunately pictures presented were not an accurate representation of selected material (flagstone & DG). RCP had limited options. Working group (Clark, McLeod, & Lindahl [Flores was absent.]) quickly came to a unanimous decision. Chocolate quartzite with a green DG. 65% covered of DG covered with flagstone. Helmich presented an estimated cost analysis. Labor approximated \$8K, material & equipment \$10K and markups totaled approximately \$21K+. \$8K of \$21K already captured in CIP. Splitter island rebate and alley lighting to make up \$13K budget shortfall. McLeod moved to proceed. Helmich seconded. Unanimous approval.

TMAD Sub- Committee Reports: None.

Helmich adjourned the meeting at 8:20 pm.