

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – November 16, 2021 meeting
Call to order: 6:32 PM Adjourn: 8:58 PM
Virtual Zoom Meeting

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

Board members absent: Swanson, McGann.

Subcommittee members present: David Moty (Finance & Budget)

Community members present: None

City Staff present: Elvis Martinez, Parks and Recreation Grounds Maintenance Manager, MADs
Loren Boerboom, Parks and Recreation District Manager for MADs
Pamela Jordan, Senior Management Analyst, City of San Diego

Agenda: Amended to remove approval of prior minutes which are not yet available, add an information item about decorative post breakaways, add detail to description of reimbursement of USPS PO box rental and return mail receipt. Amended Agenda unanimously approved.

Treasurer's Report/Finance: Talmadge Community Association bank account balance is \$507, which is at its expected seasonal low. \$100 insurance rebate received. All revenue for advertising on website is paid up for 2021. Invoices for 2022 will be sent soon.

Community Forum/Open Discussion/ (Non-Agenda): Moty offered a proposal for TMAD or other community organizations required by the City to rent a post office box consider sharing one post office box in the future to save costs generally and possibly accommodate an anticipated City shift of this Kensington-Talmadge Planning Group (KTPG) obligation to become an unfunded mandate. Because TMAD/TCA post office box rental is paid from TCA revenues, it appears there would be no obstacle to sharing one post office box with KTPG. Nearly one year remains on KTPG's post office box current rental term, leaving adequate time to comfortably file any change of address notification.

City of San Diego Representative's Report:

Elvis Martinez Parks & Rec: Waiting for West Coast Arborist to provide a date for trimming of Tipuana and Crape Myrtle trees at the circle. Received materials-only quote of \$454.56 for ten reflective strips to replace damaged strips at giraffe gates. Aztec Landscaping has been asked to provide a quote including materials and installation costs. Hoover trees continue to look nice. Aztec Landscape will repair or remove some tree stakes as appropriate. No update has yet been received regarding red-painting curb adjacent to the historic gate located on southbound Euclid, just south of Monroe. Martinez conducted a streetlight inspection this morning and found all streetlights to be working. Stanford Sign & Awning proposed repainting historic streetlight lampposts at a cost of \$2,500 per lamppost, to include power washing, preparation, repainting, and application of anti-graffiti coating. Martinez requested a revised proposal to determine number of streetlights that could be refreshed for a total of the available \$20,000. Stanford Sign & Awning will refresh ten streetlight lampposts for that total amount. Martinez to meet this week with City Transportation and Storm Water (TSW) Street Division lighting supervisor to address installing the correct sized lamppost at 47th and Monroe, installing the correct streetlight finial at 51st and Collier, and TMAD lighting repairs detailed cost breakdown.

Board again shared its appreciation to Martinez for his extraordinary effort and success in getting all Talmadge streetlights relit in the face of the City’s shortage of available staff electricians. Boerboom encouraged members to also share feedback by email: LBoerboom@sandiego.gov. Lindahl reported touch-up painting needed on decorative curls of the giraffe gate located on eastbound Adams Ave. where primer paint is now showing. Martinez will work to implement repair. Lindahl requested greater effort by Aztec Landscaping to remove bird feces from the circle gate luminaires as part of Aztec’s monthly circle cleaning obligation. Martinez will ensure that is accomplished.

Mayor Gloria’s Representative Stephanie Estrada: Not present.

Councilmember Sean Elo-Rivera Rep Julio Garcia: Not present. Submitted a written Community Announcement read aloud by Helmich: Office is hosting a District 9 Homelessness Education Forum on Wednesday, November 17 at 6 p.m. to take place online at <https://sandiego.zoomgov.com/meeting/register/vJItDOurqDssHcHaRydLLKjCKRlv0LujUBw>.

Information Item:

51st/Madison/Contour Project Manager Nazie Mansury has conveyed City TSW has “no objections to breakaway design, provided that TMAD agrees to take on all maintenance and accept any liability associated with the breakaway posts.” TMAD is not currently insured for such sweeping liability and would likely spend less money in the long run replacing non-breakaway posts as they are damaged.

Action Items:

(A) Set FY2023 TMAD Budget and Assessment Amount

Jordan provided a proposed budget. Pamela and Boerboom offered guidance and answered board questions. Helmich moved accepting the FY2023 budget as proposed (which includes no change to TMAD Assessment amounts and retains a \$10,000 unallocated reserve), subject to the following modifications:

- Increase Item 511069 – Materials by \$700;
- Increase Item 512197 – Tree Services by \$5,000;
- Increase Item 512142 – Alley Lights by \$25,000;
- Establish a new fund for Decorative Posts in the amount of \$25,000.

Motion was seconded by Lindahl and approved unanimously.

(B) Election of 2022 TMAD Board Officers

- i. Board Chair: Brian Helmich self-nominated and was elected unanimously.
- ii. Vice-Chair: Jayna McLeod self-nominated and was elected unanimously.
- iii. Secretary: Gustav Swanson was nominated by Lindahl and elected unanimously.
- iv. Treasurer: John Royal self-nominated and was elected unanimously.

(C) Talmadge Community Association reimbursement payment: TCA reimbursement of \$1576 to John Royal for three expenses he paid for previously from personal funds:

- i. \$1365 TCA liability insurance premium,
- ii. \$204 TMAD/TCA post office box rental, and
- iii. \$7 USPS return receipt service charge for required State of California filings.

Motion to reimburse made by Helmich, seconded by Flores, and approved unanimously.

(D) Traffic circle anti-graffiti coating: Aztec Landscaping proposed a cost of \$4,791 for applying manufacturer-recommended two coats of VandalGuard I anti-graffiti coating to the existing stucco, concrete, and veneer walls inside and outside the 49th and Adams center-median traffic control circle, to include power washing prior to application, with \$1,157 for materials and \$3,634 for 158 hours of labor. Martinez successfully persuaded Aztec Landscaping to reduce its proposed cost and perform the work for the \$4,500 TMAD currently has available in its related budget for this work. Board members expressed surprise and concern about the work being proposed at 158 hours of labor. Boerboom confirmed labor costs include travel time for multiple trips needed for separate surface preparation, application of first coat, and application of second coat. The achieved \$291 cost reduction to match available budget effectively equates to also reducing labor by roughly thirteen hours at the \$23 per hour rate proposed. Lindahl moved to approve payment of \$4,500 for the proposed work; seconded by Flores, approved unanimously.

(E) Traffic circle splitter islands rock blanket sealing: Miramar General Engineering proposed a scope of work for sealing the splitter island rock blankets with either Crystal Shine high-gloss sealer or Natural Look low-gloss sealer at prevailing wage rates, removing previously proposed tasks that were duplicative of work already agreed under the City's in-force CIP Construction Agreement, for total costs of \$9959.22 or \$8,238.22, respectively. Other qualified contractors were invited to submit proposals. After seeing the workmanship of Miramar General Engineering in installing the rock blanket, all other contractors refused to provide proposals for sealing because none wanted to be associated with the poor quality of the rock blanket surface and mortar Miramar General Engineering installed under the CIP contract awarded to Miramar by the City of San Diego. Miramar's proposal does include "provide as-needed mortar" to secure loose rocks before sealing. Board consensus formed to favor the Natural Look low-gloss sealer option. All board members expressed both serious disappointment in the rock blanket quality as installed and concern with spending additional money to seal such disappointing work. However, the sealer is expected both to enhance the appearance of the installed rock blanket and also best protect even the poorly installed rock blanket from further environmental deterioration. Helmich moved approval to seal the rock blanket with the Natural Look low-gloss sealer, described as Option B in Miramar's proposal, subject to the condition that Miramar will apply to the description the statement "Applying sealer on uneven surface can use a lot of material and could cause material pockets. Any thick material will crack at high temperature. We will use labor to check all spacing between rocks to avoid accumulating material." Seconded by Flores. Approved unanimously.

TMAD Subcommittee Reports: None

Agenda Items for January 2022 Meeting: Installation of elected TMAD Board Members and Officers; Subcommittee assignments.

Helmich adjourned the meeting at 8:58 PM.