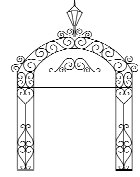


**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**  
P.O. Box 600904, San Diego, CA 92160  
www.talmadge.org



**NOTICE OF PUBLIC MEETING  
BOARD MEETING**

**Tuesday, October 22, 2024 at 6:30 PM**

**Goodbody Mortuary Conference Room - 5027 El Cajon Blvd, San Diego, CA 92115**  
*Ample parking in lot just south of building*

**I. Parliamentary Items (6:30PM – 10 minutes)**

- a. Introductions / Roll
- b. Adoption of Agenda / Rules of Order (Additions/Deletions to Agenda)
- c. Approval of Minutes
- d. Treasurer’s Report

**II. Vote by TMAD membership: (6:40PM – 10 minutes) Helmich**  
**Approve/disapprove temporary modification of TMAD By-Laws as follows:**

Whereas Article 11 of TMAD’s By-Laws provide: *“These By-Laws may be amended at any regular meeting by a two-thirds vote of Property Owners present and voting, provided any proposed amendments were presented in writing at the previous regular meeting;”*

Whereas the following proposed amendment was duly presented in writing at TMAD’s September 24, 2024 meeting;

Whereas the following proposed amendment was additionally published in the related meeting agenda distributed to the District online and by email in advance of said meeting;

Whereas TMAD’s elected board presently has several vacancies;

Whereas TMAD would benefit from the appointment of several additional members to fill those vacancies;

Whereas TMAD By-Laws Article 6.6 provides, in part, *“To be eligible, a replacement candidate must be present for two (2) entire meetings in the prior twelve (12) months;”*

Whereas non-board member Property Owner attendance has been limited during the prior twelve (12) months;

Now therefore, to facilitate timely filling of vacancies by appointment, it is proposed:

Until the earlier of TMAD’s board reaching a size of eleven (11) members, or a period of one (1) year from the approval of this amendment, the sentence *“To be eligible, a replacement candidate must be present for two (2) entire meetings in the prior twelve (12) months;”* shall be temporarily suspended, such that TMAD By-Laws Article 6.6 shall, in effect, for such period, read in its entirety,

*“In the event that a TMAD Board Member resigns or is removed or is not replaced at the October election, the Board shall consider selecting a replacement. However, any slot that becomes vacant after the June meeting shall remain vacant until the October election.”*

**III. Non-Agenda Public Comment (6:50PM – 10 minutes)**

Members of the District and public may discuss topics of concern to the TMAD/TCA not already listed on the adopted agenda. Individual comments may be limited to two minutes each. All comments together will not exceed the adopted duration established for this agenda item, except that meeting chair may provide limited additional time for further comment and discussion to immediately precede timely meeting Adjournment.

**IV. Parks & Recreation Staff Report (7:00PM – 20 minutes)**

Joe Kearns

**V. Information items (7:30PM – 30 minutes)**

- a. Continued discussion of potential placemaking signs and banners
- b. Updates on potential alley lighting
- c. Call for new FY26 budget items
- d. Update regarding annual TCA liability and Directors & Officers insurance premium

**VI. Announcement of 2024 Annual Election Results (8:00PM – 5 minutes)**

Helmich

**VII. City Representatives Information Items (8:05 – 15 minutes)**

- a. City Council District 9 Community Representative Francisco Peralta Vargas
- b. Mayor's Office Community Representative Lucero Maganda

**VIII. TMAD Subcommittee reports (if any) (8:20PM – 10 minutes)**

- a. Roads and Walks / Beautification and Trees / Capital Projects Master Plan
- b. Communications
- c. Bylaws and Membership
- d. Budget forecast

**IX. Agenda Items for the next TMAD/TCA Meeting: November 26, 2024**

**X. Adjournment**

*Other than Non-Agenda Public Comment, Agenda item times and durations are approximations. Items may be heard before, at, or after listed times, and in any sequence as agreed by the Board in its Adoption of the Agenda. Anyone with questions concerning TMAD/TCA is encouraged to express them at the meeting or contact TMAD/TCA at P.O. 600904, San Diego, CA 92160. The TMAD/TCA Chair can be contacted at [tmadchair@talmadge.org](mailto:tmadchair@talmadge.org).*