

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – Nov 25, 2025 meeting

Call to order: 6:32PM Adjourn: 8:40PM
Goodbody Mortuary Conference Room

Board members present: Brian Helmich, John Royal, Debbie Sanders, Laura Henson

Board members absent: Fred Lindahl, Cameron Lindsay-Hewett
Howard Smith resignation accepted. A quorum was present.

Parliamentary Items:

- **Agenda** - Unanimously adopted
- **Minutes** - October 2025 approved. *July 2024 approval continues to be outstanding
- **Treasurer's Report** - Royal
 - Handout > Monthly / Nov 2025 = \$4,210.73
 - \$440.00 insurance bill paid
 - \$25.00 to State (charity recognition)

Action Item: Set FY2027 Budget and Assessment > Pam Jordan

- Handout / Discussion
 - Slight EBU increase
 - Closing Fund Balance is within 10%
 - **Increase** line item 512059F - Street Light Poles Preventive Maintenance - by \$20K for a total of \$80K
 - **Increase** line item 512059B - Graffiti coating of benches/concrete at traffic circle - by \$14K for a total of \$20K

Parks & Recreation Staff Report: Joe Kearns

- Handout:
 - Alley lighting - see non agenda public comment
 - Historical signage dates TBD; sign posts need to be "beefier"
 - Trees - Trimming focus is on large trees in order to avoid storm damage. Joe to request West Coast Arborists to assess expense of for root pruning - example is lifted sidewalk from Camphor tree @ 4554 Euclid sidewalk

Action Item: Election of 2026 Board Officers

- a. TMAD Chair and TCA President > Brian Helmich
- b. TMAD Vice Chair and TCA Vice President > Laura Henson
- c. TMAD and TCA Secretary > Debbie Sanders
- d. TMAD and TCA Treasurer > John Royal

Possible Action Item: Helmich

- a. Any year-end business urgently needed before Jan 27, 2026 > NA
- b. Approve / Do not approve and needed actions in connection w/ banners & signage
> Purchase order needed for signage
- c. Approve / Do not approve any needed actions in connection w/ historic and replica lampposts > NA
- d. Approve / Do not approve any needed actions in connection w/ review, focus on objectives... Master Plan > NA

City of San Diego Representative's Information Items:

- a. **CD9** - Francisco Peralta Vargas - Not present
- b. **Mayor's Office** - Fatima Maciel - Not present

Non Agenda Public Comment:

- Royal shared solar possibility for alley lighting

Agenda Items for next TMAD/TCA Meeting: Jan 27, 2026

- Banners

Adjournment:

Motion was made to adjourn by Henson w/ 2nd by Royal
Adjourned at 8:40PM

Minutes noted by D. Sanders, TMAD Secretary