

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – September 25, 2018 meeting

Call to order: 6:35 PM

Adjourn: 8:10 PM

Location: Copley-Price YMCA

Board members present: Fred Lindahl, Martin Flores, Kelly Waggoner, Gustav Swanson, John Royal, Norma Clark, Howard Smith, Joseph Mizzi (arrived 6:45 p.m.)

Board members absent: Erik Judson, Ryan McCabe, George Palermo, Katie McGann, Debbie Sanders

A quorum was present.

Agenda: Chair Fred Lindahl discussed adding an agenda item to discuss the October election of board members and to extend the deadline to provide intent to run for board to October 4, 2018, as otherwise deadline per Bylaws was meeting date of September 25 and no notice was provide to community in advance. Motion made by Norma Clark to extend deadline to October 4, 2018 for interested board candidates to provide their name for October Board Meeting election, seconded by Howard Smith. Approved unanimously by 7 in attendance at beginning of meeting.

Minutes: Motion to approve the July 2018 draft minutes by Howard Smith; 2nd by Norma Clark, Approved by 6 Board Members, Gustav Swanson abstained.

Treasurer's Report/Finance: John Royal, Treasurer

September 2018 expenses \$1,372.00 for liability insurance premium, leaving balance of \$1,312.38 in Talmadge Community Association once check clears. (See attached report.)

John Tully reported the base monthly expense for landscaping is now \$947.21. In 2017 the expense was \$918 per month. The costs related to additional maintenance of historical gates was added in 2018.

Community Forum/Non-Agenda Discussion: Elvia Sandoval asked the status on undergrounding and her request for a TMAD candlestick light at her next door neighbor's residence on Aldine Drive (Godwin Higa.) Discussion occurred regarding the history of this request both during the installation of new TMAD lights during the original undergrounding project, and again over the years, including in 2015 when Elvia's request was addressed by the Board after the area was reviewed by then Chair, Kelly Waggoner, Mr. Higa and Ms. Sandoval. Fred Lindahl explained the issue was addressed previously by the City as well and the area was not a required light location.

Gustav Swanson discussed the SANDAG presentation/simulation that is on the website and perceived problems with the accuracy of the presentation contradicting traffic laws. Fred Lindahl explained the simulation was based on video drone footage taken by David Moty and SANDAG in effect integrated the footage into their simulation. Ralph Teyssier commented on simulation and settings for the software program used and that simulation does not appear

to take into consideration speed bumps on Aldine in existence and speed of cars seems to be 20-25 mph. Margie Morrison commented on an accident that occurred at 47th St., Aldine/Euclid area in February 2018.

District 9 City Representatives/Business: (Corrine Wilson, from Councilmember Gomez' Office): Ms. Wilson reported on the homeless response issues in San Diego and surrounding neighborhoods. She provided contact information: CSWilson@sandiego.gov

City of San Diego Representative's Report: (John Tully, Grounds Maintenance Manager)

John Tully distributed his monthly written report (see attached) to all board members and reported on monthly maintenance issues. John reported the estimated total cost of funding the three intersection projects within Talmadge is \$1.4 Million. Reported that estimate for 51st St./Contour Ave. intersection as a standalone project should be received in October 2018 from the City. Discussion about foregoing cleaning of the alleys to November 2018 and June 2019 to allow for foliage to fall, spring rains, etc. Discussion regarding two light poles still not corrected by the City at 47th and Aldine and missing luminaire at Max/Monroe light since May 2017 wreck. Board requested copy of punch list for gate repairs and copy of written follow up to subs with timeline.

San Diego Mayor's Representative's Report: None

Action Items

Communications Subcommittee: Approve Annual Newsletter format as provided with minor edits. Motion made by Norma Clark. 2nd by John Royal. Unanimous approval. Board thanked Norma for her hard work on the newsletter which will be distributed electronically in October 2018.

2018 Officer Elections – Discussion to extend the deadline for candidates to submit their interest in running for the TMAD Board to October 2, 2018. Motion: Fred. 2nd: Norma Clark. Approved unanimously. The following people expressed interest in running for Board: current board members, Fred Lindahl, Martin Flores, Gustav Swanson, Norma Clark, Joseph Mizzi; and Ralph Teyssier. Ryan McCabe and Erik Judson were not running again for the Board.

The Board thanked Ryan for his service on the Board for the last two years.

Committee Reports:

Capital Improvement Projects – Fred Lindahl

Raised Island Update for 49th St. Adams Ave. Traffic Circle:

Fred reported on the Ken-Tal Planning Group Traffic Subcommittee meeting and presentation by the City at the August 2018 meeting. Questions were discussed regarding the funding source of the improvements, whether all from Transnet funds or the original \$150,000 from City general funds so board can consider cobblestone installation on islands with that source of City money. Main areas of concern and questions: (1) cobblestone textures/landscaping of diverters, costs and sources of payment; (2) Parking modifications

(wanting to keep as much parking as possible for residents), especially given the drawings for the west side of 49th St./Adams and the North area of 49th St. past the circle. Cobblestone would be an “upgrade” per City and would need to be funded by TMAD or another funding source. Board discussed watering possibilities of islands and Martin Flores commented on landscaping challenges to islands and potential high cost of maintenance with the City. John Tully reported that he would obtain cobblestone installation cost estimates. Board discussed finding examples of photos or areas to provide to show the type of cobblestone design desired.

Intersection Traffic Designs:

Fred reported that he and Kelly Waggonner met with City representatives, Paul Sirios, John Tully, Ray Garcia, and Nevian Antoun from Capital Projects, to review the cost estimate options for the project, including the potential of breaking out the 51st and Contour intersection design as a standalone project. The total cost estimate provided by the City (not necessarily what a bid would return) is \$1.4 Million. At the meeting the City staff and TMAD Board members discussed the project would be about a 10-year funding project. The City staff members reported at the meeting they would looking into breaking out the cost of the standalone intersection design at 51st and Contour, and whether it would be possible to not have to outsource the design to save on expenses. City staff also to follow up and report back on whether the 51st and Contour design could be coordinated with upcoming water work in the area to save costs. Fred reported that water meters were discussed as a potential cost if landscaping included in the design. Discussed potential motion to separate the 51st St./Contour intersection design to authorize the project to move forward to finalize design and get estimate for that portion of project. City staff reported they will look at cost estimates, but estimating \$109,000 for build out costs. City staff reported the City wants to expedite the water project in the area.

Roads and Walks Report: Martin Flores

SANDAG Bike Plan Status: Per Martin’s follow up with Lara Gates of City Councilmember Gomez’ office, SANDAG is awaiting receipt of a civil engineering report for the Talmadge area of the bike plan. Kelly Waggonner shared with staff member Wilson the pedestrian accident that occurred at 47th St. and Monroe and the ongoing safety issues related to westbound left turns from 47th St.

Motion was made by Gustav to adjourn the meeting – 2nd by Kelly. Motion was approved unanimously. Meeting adjourned at approximately 8:10 PM