

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



BOARD MEETING MINUTES – Oct 27, 2020 meeting

Call to order: 6:34 PM

Adjourn: 8:11 PM

Virtual meeting via Zoom

Board members present: Fred Lindahl, Kelly Waggonner, John Royal, Debbie Sanders, Martin Flores, Gustav Swanson, Norma Clark, Howard Smith, Ralph Teyssier, David Moty, Jayna McLeod

Board members absent:

Katie McGann, Joseph Mizzi

A quorum was present.

Agenda: Waggonner asked if there were any objections or modifications to the agenda. Hearing none, the agenda was approved. Motion by Clark, second by Royal.

Minutes: Waggonner presented minutes from Sept 23, 2020. Approved with modifications. Motion by Clark, second by Royal; Swanson abstained.

Treasurer's Report/Finance: Royal report out - documents emailed to board members.

- TMAD/TCA Account Monthly Report - Current balance is \$361.90.
- Clarification requested of City Budget, line 30 - item 512142, "other npe" (non personnel expense); follow up with City staff (Rosa) to be done.

Community Forum/Open Discussion: None

City Representatives/Business:

a. **City Parks and Recreation Representative - John Crago** (handout)

- Traffic circle irrigation frequency reduced from 3x to 2x weekly; he will closely monitor.
*Appreciation noted by McLeod; roses are looking good
- Hoover trees continue 2x weekly watering, 1x month weeding of tree wells.
Landscape services provided by Aztec Landscaping Inc.
*Confirmation of TMAD alley boundaries for watering by Moty
- Street and Gate lighting - Night-time light inspection was conducted and issues reported via 'Get It Done' app.
*Appreciation noted by Swanson; notation of misaligned globe shield at 51st/ Collier
*Incorrect finial of 51st replacement noted by Lindahl
- Historic Gates:

- Aztec Landscape to remove cobwebs & debris.
- Parts received for gates; need to determine replacement / repair needs.
*Waggoner stated details available from Royal
- Alleys - Clean up scheduled for Oct 26 & 27th; alley by Monroe to be completed Oct 28th.
*Teyssier requested confirmation re: cost and frequency - TMAD budget and yearly x2.

b. Council Member Representative - Sanna Loando

- City wide parking reinforcement has been reinstated; ticketing to begin Oct 15th.
- 12 library branches currently functioning with limited capacity during COVID.
- Environmental services are experiencing collection delays due to COVID related issues; new staff hiring underway. Pickup delays exceeding 24 hours should be reported via 'Get It Done'
- Appreciation noted for assistance with the Aldine Dr cleanup.

Information Items:

a. Adams Ave & 49th St Splitter Island Project update: (Lindhahl)

- The 2 tall poles that were installed for *temporary* camera mounts were not concreted in place; will be able to easily pulled out.
- Holes for decorative signage poles are prepped.
- 3rd model of rock blanket design to be provided in near future.

b. Madison Ave and 51st project: (Flores)

- Flores and Lindahl reviewed site lines. Conference call held Oct 26th; all 3 City supervisors listened to concerns:
 - concrete replacement
 - asphalt overlay
 - strong desire to avoid 'piece meal' appearance upon completion since the City Water Main Replacement Project will overlap the Talmadge Traffic Calming Project
 - Teyssier photographed areas of concern
- Flores stressed strong desire for continuity in the look of the area.
- Clark (with agreement from McLeod) stressed need for resident notifications; notice should demonstrate capital improvement (ie road changes, parking loss, related impact). (*notification letter(s) to be sent from City of San Diego per Steven Bliss). Gratitude expressed to Flores for site plan.
- Lindahl discussed planting of trees leading up to the traffic calming area.
 - John Crago reviewed the area and is in agreement that there's potential to plant up to 20+ trees based on owner based compliancy (ie watering); likely 24" box trees.
 - TMAD budget impact potentials discussed - concrete cuts, watering, etc...
 - Royal noted trees will need a canopy spread above 6' from single trunk as opposed to canopy spread of multi-trunk* (*see Crape Myrtle trees on Collier).
- Kudos expressed from board members to the sub-committee

c. **Election for TMAD/TCA Board:**

- 18 ballots submitted:
 - Brian Helmich (new elect)
 - Martin Flores (re-elect)
 - Fred Lindahl (re-elect)
- Thanks to board members that will not be returning in 2021:
 - Norma Clark
 - Joseph Mizzi
 - Ralph Teyssier

Potential Action Items:

Budget Forecast Committee: (Moty) - handout

- 6 potential ‘framework’ proposals were submitted for Board guidance of Assessment Fee options in preparation for the November TMAD budget meeting.
 1. Reduction
 2. Status Quo
 3. Recurring Costs Only
 4. Predictable Increase
 5. CPI
 6. Specific Capital Project
- Requests submitted to the Board:
 - Lindahl to provide review(s) of past projects
 - Royal to provide historic budget review trends
 - Board consensus and data collection / review of trends.
- Board expressed need to know upcoming budget preliminary allocations (ie maintenance projections) prior to providing guidance. Proposal will provide a great road map and informational approach for residents.

TMAD Sub-Committee Reports:

Roads and Walks (Flores): No report out

Capital Projects (Lindahl): No report out

Communications (McLeod): No report out

Beautification and Trees (Royal): No report out

ByLaws and Membership (Waggoner): No report out

Budget Forecast (Moty): *Noted above under ‘Potential Action Items’

Agenda Items for the next TMAD/TCA meeting:

- Budget meeting

Adjournment:

Motion by Swanson – second by Waggoner; approved unanimously @ 8:11PM