

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT
TALMADGE COMMUNITY ASSOCIATION**



MINUTES – 24 March 2009

Call to order: 6:35 PM

Adjourn: 8:25 PM

Board members present: John Royal, Peter Gagnon, George Diefenthal, Cindy Seabloom, Debbie Sanders, Gustav Swanson, Mike Fuson, Fred Lindahl

Board members absent: None

Minutes: The minutes of the Feb. '09 meeting were unanimously approved, with changes.

Finance: Peter attended a seminar for non-profits and recommended buying some software to help maintain the necessary books.

A motion was made to allow the expense of up to \$220 for the purchase of QuickBooksPro. The measure passed with a unanimous vote.

The TCA will need to locate an accountant to assist in completing the annual tax preparation.

Peter has contacted B of A to convert the TMAD account to a TCA account. We will need to create a new account and close the old one. The bank will need:

- A statement of purpose.
- A copy of the articles of incorporation.
- Minutes from a TCA meeting that authorized the bank change.
- They will need to see the original IRS approval letter.
- They will need the tax ID number

Parks and Rec Business – Beethoven Burks

- Traffic circle accident damage.
 - The risk management department has received \$2714 for the damage to the traffic circle.
 - Beethoven has received two quotes for the repair, one for \$1850 and one for \$2900. The contractor for the lower amount has completed all necessary paperwork to do the work for the City.
 - The board unanimously approved the motion to proceed with the lower bid with the inclusion of replacing the skate stoppers and steam cleaning the bench where fluids had spilled from the vehicle.
- Neighborhood Watch signs.
 - The requirements from the TCC is for 92 signs, 44 in Zone 2 and 48 in Zone 1.
 - A previous discussion had considered also purchasing poles to mount the signs on. These would cost approximately \$53 a pole plus installation.

\$29.95 for the pole, \$11.95 for the anchor, \$9.95 for the sleeve, and \$0.89 for the rivets.

- The Historic Board had ruled that we could mount the signs to the light poles, but not the gates.
- A motion was made to buy signs (\$992) and mounting brackets (not to exceed \$200) for Zone 2, and then buy them for Zone 1 once the lights had been installed. The measure was passed with a 7 to 1 vote. The nay vote was concerned about the amount of signage in the neighborhood.
- Traffic circle vegetation.
 - There are some dead areas of the myoporum, which the landscaping company (Aztec) is replacing.
 - Watering, the Parks and Rec department is not sure if we will need to reduce water consumption by 10%.
 - A question was raised as to whether we pay a sewer fee. The answer is yes, everyone that has a water meter pays a sewer fee.

District 3 Business – Dion Akers

- Councilman Gloria has held community meetings at Hoover and at the Kennsington Café. He will hold community meetings every couple of months.
- Dion Akers will try to find out the status of the deaf child sign mounted to one of the gates.

TMAD Business

Capital Projects – George Diefenthal

- Another meeting was held with the City on 24 Mar.'09
- The main focus was to review the agreement between the TCA and the City.
- Significant issues still need to be resolved.
- We will not be able to spend any funds until the City Council approves the agreement.
- One significant change was that the Design and CIP department, who has done most of the design work, will not be responsible for the design. We will need to go and find an engineer or firm to take on that role for us.
- We will need to commit to completing the safety lights first.
- Issues of City oversight need to be defined.
- We will set up a meeting with the DSD to define their requirements and who they will accept a signature from.
- We will need to create a schedule and a budget.
- A vote to buy a Green Book with City supplements was unanimously approved.
- The agreement is being structured around City ordinance 22.3001.
- Volunteers will be needed to video tape the construction areas to assist in dispute resolution.

Historic Corridor

- The CDBG funds that we had for some gate renovation have been lost. The funds can only be held for 3 years.

- We have received an offer from the Council office to reapply and there is someone there who can help us with this effort, Pam Issen.
- Fred met with Gibson and Gibson to review the lessons learned from the first gate restoration efforts. It appears that more of the original metal work will need to be replaced on future projects.
- Additional funds for the gate projects could come from the City Heights PAC. This would cover only gates on the south side of Monroe.
- Ron Anderson will assist Fred in working the funding issues.
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Communications

- Submittals for the spring newsletter need to be in by 3 Apr. so that there is time to complete the newsletter and also have it distributed by early May.
- The web site has been updated with most of the errors corrected.
- Further updates to the web site will be made in the next month.

TCA

- John will look into obtaining liability insurance.
- The fleece jackets have not yet been ordered.

Other Business

- The City has provided a letter of self insurance to the Senior Center. We are awaiting their approval of the letter.
- Dave Moty provided some information from the TCC:
 - The group has a good relationship with the streets division, so any light outages should be reported to them and they will forward them on.
 - El Cajon BID is working on the light poles on Euclid between Monroe and El Cajon.
 - The TCC plans to approach the City Heights PAC for some security cameras.
- A request was forwarded from a neighbor that if the TMAD bought a tractor with a water attachment, the neighbor would irrigate plantings behind Hoover. This request was deemed to be outside the scope of TMAD.