

**TALMADGE MAINTENANCE ASSESSMENT DISTRICT  
TALMADGE COMMUNITY ASSOCIATION**



**MINUTES** – 25 May 2009

Call to order: 6:43 PM

Adjourn: 8:21 PM

**Board members present:** John Royal, George Diefenthal, Mike Fuson, Fred Lindahl

**Board members absent:** Gustav Swanson, Peter Gagnon, Cindy Seabloom, Debbie Sanders

No quorum.

**Minutes:** The minutes of the Apr.'09 meeting and the interim May meetings were reviewed and minor typos fixed. Due to a lack of a quorum they were not voted on.

**Finance:**

- No report.

**Parks and Rec Business – Beethoven Burks**

- Not present.
- Open projects:
  - Traffic circle accident damage.
    - The risk management department has received \$2,714 for the damage to the traffic circle.
    - Beethoven has received two quotes for the repair, one for \$1,850 and one for \$2,900. The contractor for the lower amount has completed all necessary paperwork to do the work for the City.
  - Neighborhood Watch signs.
    - The requirements from the TCC is for 92 signs, 44 in Zone 2 and 48 in Zone 1.
    - Purchase of signs and brackets.
  - Will we be required to reduce the amount of watering at the traffic circle?
  - Who should we give the extra traffic circle bulb to?

**District 3 Business – Dion Akers**

- After a second meeting on the issue, where TMAD personnel were not invited, the City has not changed its stance on permitting the TMAD/TCA to manage its capital projects.
- The major issues revolve around liability concerns.
- The City did feel that the 30% overhead was too high and that 15% would probably be more reasonable.
- The City owes TMAD a budget proposal.
- A written description of the objections is being prepared by Parks and Rec.

- We have also requested a cost estimate for oversight only, this would be our overhead cost if we are permitted to proceed as we have planned.
- We have heard from consulting companies that when a developer works on a project the City does not even require engineering plans for the lighting portion, just as-builts.
- We have contacted other MADs around the City to get their input:
  - El Cajon BID – do all of their work through the City, liability costs are otherwise too high.
  - Little Italy – wants nothing to do with City Management.
  - Bird Rock – completed the traffic circle work through the City.
  - Mission Hills – wanted to run their own light installation project, but ran into the same road block we did, purchasing. Since the lighting project will be their only capital project they relented. The original estimate from the City was \$300k for 116 lights (\$2,586/light). The costs were negotiated down to \$175k (\$1,509/light).
- Dion’s input:
  - The main concerns from the City, besides liability, are insurance, warranties, and the incomplete petition.
  - The City has concerns over a community organization doing capital projects. This may be a precedence that the City does not like.
  - Councilman Todd’s position is that he wants the lights up as soon as possible.
  - The councilman also stated that due to the strong mayor form of government we have in San Diego, there is nothing he can do for us.
- Rebuttals from the board included:
  - We are not any ordinary community group.
  - We are very active in a number of areas, TCC and Fire Safe Council, in addition to the TMAD/TCA.
  - There are significant barriers to entry for a community group to start working on capital projects.
  - This policy effectively kills all future Talmadge improvements that the TMAD would undertake.
  - This is an excellent model for the City to use on community improvement projects.
  - We will need to look at a wider audience to view our case.

**TMAD Business**

**Capital Projects** – George Diefenthal

- We need to complete the petition process, we are still 69 petitions short.

**Historic Corridor**

- No news

**Communications**

- No activity

## **TCA**

- John will look into obtaining liability insurance.
- John will look into obtaining insurance for the lighting project.
- Need to decide on a price for the fleece jackets.

## **Other Business**

- Website updates have been made. Please send suggestions for changes to [secretary@talmadge.org](mailto:secretary@talmadge.org).
- There is one more form to be completed before we can start our meetings at the senior center.