

TALMADGE MAINTENANCE ASSESSMENT DISTRICT
MEETING MINUTES
May 28, 2002

I. CALL TO ORDER

The meeting was called to order by Chair George Diefenthal at 6:35 PM, at Father's House Church.

II. NON-AGENDA ITEMS

A. Board – Francisco announced the date for the Annual Block party as Aug. 24.

III. APPROVAL OF MINUTES

The minutes of the April meeting were approved as submitted.

IV. TREASURER'S REPORT

Deke reported there were no changes to the report – he I having difficulty getting feedback from the City. There is \$168,000 in the assessment account for both Zones 1 & 2; \$42,116 in the T-MAD bank account and \$55,000 in the CDBG Gates fund.

V. CHAIR AND SUB-COMMITTEE REPORTS

A. Chair's Report – George

1. Our non-profit fiduciary will be the City Heights Town Council (CHTC) using their 501(c)(3) status for the historic gates and the traffic circle.
2. George is still working with Steve Yates, City of San Diego, to get a better accounting of the assessment money.
3. John Latimer is working on obtaining permit-free status, with city council support, but doesn't feel we will get very far. Even City Departments must obtain permits.

B. Roads & Walks & Landscaping Committee

1. Traffic Circle Update – It will take 3 weeks to get through the City Council docketing process from the time the Participation Agreement is submitted to the City. In addition to the signed Agreement, the City needs the cost breakdown, the contractors' bids, including EEO and insurance information, and proof of liability insurance by our fiduciary. These costs will be paid out of the assessment fund.

There were changes by the City to the Participation Agreement that had not been approved by the Board. A motion by John Royal, second by Ken Baer that members of the Board submit changes to George by tomorrow – May 29 – 6:30 PM, when select members of the Board will meet to make changes that may be acceptable to the City and the Board. These will be discussed in a meeting scheduled with the City on Friday, May 31. The motion was passed 9 to 1.

The budget for the traffic circle was reviewed based on Janel doing the infrastructure; Progressive doing the concrete; and either Lowery or Blue Horizon doing the landscaping. One resolution will go forward to the City Council for approval of the contracts, excluding the gates and lights. A motion and second by John and Ken to approve the budget as submitted, with amendment when the landscaper is selected. Approved.

C. Historic Corridor Committee – Fred

A \$9,000 check was paid to Gibson & Gibson as a deposit for the restoration of 5 gates which should be completed by November.

We received another \$53,000 in CDBG funds for the gates to be received in May, 2003.

D. Lighting Committee – George

This is still on hold by the City, until we get all of the traffic circle issues resolved.

E. Outside Funding Committee – Jim

The issues surrounding our lack of a 501(c)(3) status should disappear now that we have CHTC as our fiduciary and we can start pursuing other grants.

F. Membership Committee – Scott Ogden

1. Web Site – SoCal Graphics has been contacted for estimated costs to design and maintain our website. The first year for set up costs – develop, design and template (30 32 hours), monthly changes (\$50/hr – 1 hour); and hosting (\$300) for a total of \$1,500.

Digital Intellect's proposal was a reduced hourly rate of \$35 (normally \$95/hr); hosting at \$17.95/mo., which includes constant maintenance and security. First year costs, including design and hosting would be \$1,500-1,700. Second year would be \$600-800.

Scott has already registered Talmadge.org as our domain name with search engine access. (We can link to the City, but the City won't host it.) Scott has already placed a "History Section" (Talmadge) on the site. It was decided that Jim Anderson would be the one-point of contact for the site, and everything would be processed through him, including TCC and Ken-Tal.

Afton Miller was present to report that four local real estate agents would like to provide was underwriting for the site.

Jim Blevins moved, Ken Baer second that we spend \$1,500 to get the site started, with members seeking all of the underwriting. The motion was passed by 7 to 2.

VI. OTHER BUSINESS

A. T-MAD Inventories – Debbie & Cindy will complete the last section.

B. Sub-committee charters and members – need to formalize our sub-committees based on the Master Plan – it should be a living document with changes as projects are accomplished and new projects come up. Priorities are given as money is funded.

C. George needs all sub-committees to submit new items for the next agenda.

D. A motion by Ken Baer with a second by Jim Blevins to keep our meetings at Father's House Church, fourth Tuesday of the month at 6:30 PM. Approved unanimously.

The meeting was adjourned at 8:00 PM until June 25, 6:30 PM, at Father's House Church.

Respectfully submitted,

ANN BURNETT, Secretary