



Forty-Niners Estates Homeowners Association, Inc.
 8987 E. Tanque Verde Rd. #309-169
 Tucson, AZ 85749
board@49ersHOA.com

9 June 2025
 Call to order: 1805

Present	<ul style="list-style-type: none"> Kathy Neff, Bill Patterson, Regina Beem, David Montoya, Kurt Bullock, Gregg Montijo, Zach Tyler
Absent	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Guest 	<ul style="list-style-type: none"> Ramon Arvizu, Tayler Panno, Ian Regan, Five Pima County Auxiliary Staff



<ul style="list-style-type: none"> <u>Presenter</u> 	<ul style="list-style-type: none"> <u>Report</u> 	<ul style="list-style-type: none"> <u>Action</u> 	<ul style="list-style-type: none"> <u>Individual Responsible</u>

<ul style="list-style-type: none"> • President-David Montoya 	<ul style="list-style-type: none"> • Pima County Sheriff Auxiliary presented many of their free services-vacation checks, neighborhood watch, fingerprinting for employment, Five Auxiliaries' presented their expertise and programs • Free services above only comes w/active Neighborhood Watch Program • Watch works best in small groups (say, 10-20 homes), has one Area leader, many Block leaders, one meeting required annually, Auxiliary provides presentation/ education, crime stats, calls to Sheriff dept from your community • Each individual group communicates to Sheriff • Neighborhood had an active Watch 15 ya • #1 49er Neighborhood concern on HOA survey was security, therefore this presentation • Best deterrent is patrolling Sheriff cars • 15 Sheriff cars are available to patrol in the County; • If involved w/Watch program, Auxiliary would patrol neighborhood regularly 	<ul style="list-style-type: none"> • Is there another Watch group to learn from • David to be an Area Leader • Need several block leaders to work w/David • Consider posting Sheriff stats in Newsletter or other communications • ALWAYS report suspicious occurrences, call 911; Be a good witness 	<ul style="list-style-type: none"> • All neighbors, consider being a block leader for Neighborhood Watch-contact David or email: board@49ershoa.com
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• Vice President-Jen Regan	• No report	• NA	• NA
• Secretary-Kathy Neff	• No report	• Motion by David to approve May minutes-passed unanimously; Neff to post to website	
• Treasurer-Regina Beem	• May Bank statement and Report shared; dues and expenditures per line item shared	• Motion by David to approve Treasurer report -passed unanimously; Neff to post to website.	• NA
• Committees-Director			
• Adopt A Road-Open position	• No report	• NA	• NA
• Architectural Review-David Montoya • (CCR enforcement) • 3 positions open-please consider volunteering	• Board members need to review proposed Fines Guidelines for violations of the CC & R's. Sent by Bill 4/2 and 5/13	• Fines Guidelines needs to be added to Bylaws	• Kathy to bring Bylaws to discuss alternative name for Committee-carried over from April meeting
• Dumpsters-Zach Tyler	• NA	• NA	• NA

<ul style="list-style-type: none"> Golf Course-Zach Tyler 	<ul style="list-style-type: none"> Chris Klok's report re: improvements Ranger only used during bigger events New activities assistant G.C. is dropping C.C. & will be "Forty Niner" Josh temporarily replacing James, who is ill New chef-Jacob Bloom, new menu items, lower prices Breakfast during the week 	<ul style="list-style-type: none"> Board to make effort re: misbehavior of golfers For GC communications/ concerns, please email Zach and board@49ersHOA.com David to obtain GC rates 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Newsletter 	<ul style="list-style-type: none"> Jen requested articles for newsletter Need to know how many neighbor email addresses we currently have 	<ul style="list-style-type: none"> David to submit Neighborhood Watch, Jen to submit Coffee trailer, Kathy to submit brief Forty Niner update (see above, 10B) Regina to report on how many email addresses we currently have to justify list serve costs Kathy shared that GoDaddy can provide group emails at additional cost to west cost 	<ul style="list-style-type: none"> David, Jen Regina
<ul style="list-style-type: none"> Traffic Safety/Security-Kurt Bullock 	<ul style="list-style-type: none"> No report 	<ul style="list-style-type: none"> NA 	

• Social-Peggy O’Sullivan & Kristen Mammana	• No report	• NA	• NA
• Tanque Verde Valley-Gregg Montijo	• No report	• NA	• NA
• Trees, Washes & Transportation-Bill Patterson Kathy Neff	• Tanque Verde roadside not needing Spring maintenance • Kathy suggested substitute rainwater infiltration project instead • Three Board members prefer two maintenance dates	• Kathy to ask Dawn to Dusk to provide Roadside maintenance twice after 2025 monsoon plant growth. This is to align with the twice yearly contract.	• Kathy
• HOA Website-David Montoya	• Has added Sheriff contact	• NA	• NA
• Welcome Committee-Heather Chumbler Rich; Chris Mammana	• No report	• NA	• NA
• New Business-David Montoya	• NA	• NA	• David-purpose of electric bill payment (from May meeting)

- Submitted by Kathy Neff, Secretary
- Meeting adjourned at 1948
- Next Meeting: Monday, July 15, 2025 at 1800-1930; Location: The Rincon Grill Clubhouse