



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

10 March 2025  
 1803-1931  
 Clubhouse



Present	Kathy Neff, Jen Regan, Bill Patterson, Regina Beem, David Montoya
Absent	• Zach Tyler, Kurt Bullock, Gregg Montijo
• Guest	• Chris Klok, Ian Regan, Peggy & Dan O' Sullivan, Greg & Kristin Mammana, Rob Lamb, Matt Beem

• <b><u>Presenter</u></b>	• <b><u>Report</u></b>	• <b><u>Action</u></b>	• <b><u>Individual Responsible</u></b>
• President-David Montoya	• No report	• NA	• NA
• Vice President-Jen Regan	• No report	• NA	• NA
• Secretary-Kathy Neff	• Approval of General Board Meeting minutes to occur at 2026 General Board Meeting	• NA	• NA
• Treasurer-Regina Beem	<ul style="list-style-type: none"> <li>• Bank statement and Report shared</li> <li>• Many neighbors gave extra in dues and Regina to see if they would like to be recognized publicly</li> </ul>	• Treasurer report passed unanimously; Neff to post to website	• NA
• Committees-Director			
• Adopt A Road-Open position	• Kevin Curry organizing for May 3, 8-10:00 a.m.; all supplies provided; meet at Club; all neighbors welcome	• NA	• NA

<ul style="list-style-type: none"> <li>Architectural Review-David Montoya</li> <li>(CCR enforcement)</li> <li>3 positions open-please consider</li> </ul>	<ul style="list-style-type: none"> <li>Several proposals submitted to architects</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>Kathy to bring Bylaws to discuss alternative name for Committee</li> </ul>
<ul style="list-style-type: none"> <li>Dumpsters-Zach Tyler</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>Dumpsters staged Sat/Sun, March 1&amp;2/2025</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Golf Course-Zach Tyler</li> </ul>	<ul style="list-style-type: none"> <li>No report</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
<ul style="list-style-type: none"> <li>Newsletter</li> </ul>	<ul style="list-style-type: none"> <li>Kevin Curry (TY!) created newsletter &amp; Heather Chumbler Rich had them printed at a much lower cost-TY, Heather!!</li> </ul>	<ul style="list-style-type: none"> <li>Need structure for advertising</li> <li>Organizer of newsletter needs content! Jen offered to assist Kevin w/content</li> </ul>	<ul style="list-style-type: none"> <li>Kathy to find price structure in prior minutes</li> </ul>
<ul style="list-style-type: none"> <li>Traffic Safety/Security-David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>Would need 6 neighborhood watch groups for this size neighborhood;</li> <li>Greg M. reported best way to engage w/deputies</li> <li>Consider Sheriff PSA's</li> <li>Consider Sheriff speaking at HOA meeting</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>David to reach out to request Deputy to speak at next meeting</li> </ul>

<ul style="list-style-type: none"> <li>• Social-Peggy O’Sullivan &amp; Kristen Mammana</li> </ul>	<ul style="list-style-type: none"> <li>• Peggy O’Sullivan reports:</li> <li>• Sat, March 15th, starts 3 p.m.; Club to clear back of Driving Range; cars enter at the 49er curve; bikes, wagons to enter at front of Range; Will drive the Loop and return to Pavilion for concert 3-6 p, jumping castle, games, trinkets, face painter, tattoos, snow cones!, corned beef sandwiches, kids combo, bar; advertised well on 49er FB, Next Door, Club TV’s, banner</li> </ul>	<ul style="list-style-type: none"> <li>• Join the St. Patrick’s day Parade this Saturday!</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
<ul style="list-style-type: none"> <li>• Tanque Verde Valley-Gregg Montijo</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
<ul style="list-style-type: none"> <li>• Trees, Washes &amp; Transportation-</li> <li>• Bill Patterson</li> <li>• Kathy Neff</li> </ul>	<ul style="list-style-type: none"> <li>• Bill investigating with Pima County re: floods</li> <li>• Bill will ask City re: battery disposal</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• Bill</li> </ul>
<ul style="list-style-type: none"> <li>• HOA Website-David Montoya</li> </ul>	<ul style="list-style-type: none"> <li>• No report</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• David to add link to Website for Title companies (leftover from prior meeting)</li> </ul>
<ul style="list-style-type: none"> <li>• Welcome Committee-Heather Chumbler Rich; Chris Mammana</li> </ul>	<ul style="list-style-type: none"> <li>• 5 baskets to be delivered</li> </ul>		<ul style="list-style-type: none"> <li>• Kristin</li> </ul>

<ul style="list-style-type: none"> <li>• New Business-Chris Klok</li> <li>• David Montoya-</li> </ul>	<ul style="list-style-type: none"> <li>• 3.14, Friday=Pie Day</li> <li>• Beer Dinner</li> <li>• St Patrick's Party</li> <li>• See Club schedule for details</li> <li>• Club involved w/County fireworks limitation proposal</li> <li>• Discussed entryway columns and what electric bill we are paying TEP</li> </ul>		<ul style="list-style-type: none"> <li>• David-purpose of electric bill payment</li> </ul>
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- Submitted by Kathy Neff, Secretary
- Meeting adjourned at 1931
- Next Meeting: Monday, April 14, 2024 at 1800; Location: The Rincon Grill Clubhouse
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