



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

14 July 2025
 Call to order: 1807 Adjourned:1904

Present	<ul style="list-style-type: none"> Kathy Neff, Bill Patterson, Regina Beem, Kurt Bullock, Jen Regan
Absent	<ul style="list-style-type: none"> David Montoya, Gregg Montijo, Zach Tyler
<ul style="list-style-type: none"> Guest 	<ul style="list-style-type: none"> Tayler Panno

<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"> Neighborhood Watch needs to be separate from HOA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> All neighbors, consider being a block leader for Neighborhood Watch-contact David (as a neighbor, not as a Board member)

• Vice President-Jen Regan	• No report	• NA	• NA
• Secretary-Kathy Neff	• No report	• Motion by Bill to approve June minutes-passed unanimously; Neff to post to website	• NA
• Treasurer-Regina Beem	<ul style="list-style-type: none"> • June Bank statement and Report shared; dues and expenditures per line item shared • David Lake & Family sent a lovely TY to the Board! 	• Motion by Kathy to approve Treasurer report -passed unanimously; Neff to post to website.	• NA
• Committees-Director			
• Adopt A Road-Open position	• No report	• NA	• NA
<ul style="list-style-type: none"> • Architectural Review-David Montoya • (CCR enforcement) • 3 positions open-please consider volunteering 	<ul style="list-style-type: none"> • Group would like to see proposals that come in • Waiting for Articles of Incorporation from ACC; TY, Regina for sending check to process request 	<ul style="list-style-type: none"> • Bill to send article to Board and Tayler 	• Kathy to bring Bylaws to discuss alternative name for Committee-carried over from April meeting
• Dumpsters-Zach Tyler	• NA	• NA	• NA
• Golf Course-Open position	• No report	• NA	• NA
• Newsletter-All	<ul style="list-style-type: none"> • Kevin waiting for President message; a Club message • Still time for neighborhood businesses to submit ad 	• NA	<ul style="list-style-type: none"> • David to provide President update • Bill to ask Wendy for Club update

<ul style="list-style-type: none"> Traffic Safety/Security-Kurt Bullock 	<ul style="list-style-type: none"> Bill shared solicitors who can track license plates in the neighborhood 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Social-Peggy O'Sullivan & Kristen Mammana 	<ul style="list-style-type: none"> Jen reported that Club's Halloween theme to be "90's", Oct. 24th, Friday Club needs to send request for check for "Red, White, Boom" sponsorship 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Bill to ask Wendy to submit an HOA sponsor request for RWB event
<ul style="list-style-type: none"> Tanque Verde Valley-Gregg Montijo 	<ul style="list-style-type: none"> Bill reported on Circle K SW corner of Houghton & T.V Rd. Bill update on Pima Prospers-comprehensive plan 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Trees, Washes & Transportation-Bill Patterson Kathy Neff 	<ul style="list-style-type: none"> Dawn to Dusk to provide a maintenance in Sept or so Kathy met with Josh Grubaugh, Club Groundskeeper, to discuss TV roadside and WMG contract agreement for Gold Dust & Cape Horn "pocket park" 	<ul style="list-style-type: none"> Kathy to coordinate specific date with Dawn to Dusk to provide Roadside maintenance twice after 2025 monsoon plant growth. This is to align with the twice yearly contract. 	<ul style="list-style-type: none"> Kathy
<ul style="list-style-type: none"> HOA Website-David Montoya 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Welcome Committee-Heather Chumbler Rich; Chris Mammana 	<ul style="list-style-type: none"> Regina to email Kristen re: new neighbors 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

<ul style="list-style-type: none"> New Business- David Montoya 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	
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- Submitted by Kathy Neff, Secretary
- Next Meeting: Monday, August 11, 2025 at 1800-1930; Location: The Rincon Grill Clubhouse