

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

5 October 2026
Call to order: 1806 Adjourned: 1905

Present	• Kathy Neff, Regina Beem, Bill Patterson, Kurt Bullock, Zach Tyler, Gregg Montijo, Kristen Mammana
Absent	• Julie Emms
• Guest	• Chris Donat,Lee Reed, David Reed, Chris Bubany, Mark Ahmman

- Approval of July meeting minutes-Motion made, seconded and unanimous approval
- Halloween security-Kurt reported and one car from Pictograph will patrol all streets, 6-midnight, $40/hour
- Neighborhood security-informal, is working, incidents down in the neighborhood per Kristen (per Greg) Mamanna
- Details on Haunting Hour-advertised on FB and website; 10/30, 6-10 p.m., light/smoke show, live band, at Rincon Grill, no cover, costume contest but costume not required; HOA is sponsoring the band-My Best Friend; HOA buying the first 50 members a specialty drink; limited menu for faster service; free finger food likely; two bartenders; cost approx $1,400
- Treasurer Report-Regina reviewed August and Sept, handouts provided ; CD Earned approx $330 in one quarter and will roll over additional 3 most w/no action at approx 3.5% interest; Kathy made a motion to approve CD rollover, Gregg seconded, all approved the motion
- Fire District-Chris Donat; shared how Rural Metro can save on premiums for fire protection
- Keep your neighborhood clean discussion-have received complaints in adjacent HOA (note that there are 4 HOA's in the 49er area)
- Do we have a mailing list signup for non -members? No discussion
- Roll offs in November-11/20 and 11/21; location TBD the week before but generally one each on the east and west side of neighborhood
- HOA dues are required of each lot/home purchased (ie. If you own two lots/homes, HOA dues are paid for each property)
- Social committee.
- o October 30th Halloween Haunting Hour at 49ers Bar-see above
- o Pumpkin Empanada Walk on Thanksgiving Day, 11/26/26; see FB
- o Festival of lights: hot chocolate truck-decorate your house by 12/12; voting by 12/20
- Architectural Review:

- Addition for 2022 N Conestoga approved. Architect reviewed
- Under construction: 12410 Barbary Coast, 12302 E Sutter Mill, 11833 Custer Pl
- Pending requests:
- 12435 Gold Dust (garage)
- 1725 N Wentworth (garage)
- 12205 E Gold Dust (maybe a casita)
- 12330 E Sutter Mill – driveway
- Home sales and contacting HOA
- o 12040 E Dry Gulch Pl
- · On the market
- o 12501 E Gold Dust
- o 12513 E Jeffers Pl
- o 2010 N Forty Niner Dr
- o 1720 N Forty Niner Dr
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- Future: Annual meeting votes
  - TV Road maintenance
  - Entrance streetlight
  - Fire District
  - Republic vs Waste Management?

- Submitted by Kathy Neff, Secretary
- Next: Monday, November 9, 2026 at 1800 Location: The Rincon Grill Clubhouse
- All Members are welcome!