



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

12 January 2026
Call to order: 1800 Adjourned: 1918

Present	• Kathy Neff, Kurt Bullock, Regina Beem, Jen Regan, Bill Patterson,
Absent	• Gregg Montijo, Zach Tyler
• Guest	• NA

• <u>Presenter</u>	• <u>Report</u>	• <u>Action</u>	• <u>Individual Responsible</u>
--------------------	-----------------	-----------------	---------------------------------

<ul style="list-style-type: none"> • President-All 	<ul style="list-style-type: none"> • Bill to run Feb meeting 	<ul style="list-style-type: none"> • Bill to clarify HOA purpose, lawyer update, consider hire Management Company, dissolve HOA, keep “as is”, • Cancelling Counsel as not helpful • Share • Raffle/snacks if you come to Annual meeting and submit your Dues/Ballot • Wait until March for Fire Safety • Reviewed suggested Annual Board Agenda 	<ul style="list-style-type: none"> • Regina to cancel Legal Counsel Feb. 1 • Bill to send Counsel a cancellation email • Regina to send out Ballot/ Invoice • Kathy to draft a Google Doc and share with HOA • Ask if Pima Co has a mosquito abatement • Bill to reserve Pavilion, invite Chris; 2/9/26 at 1800
<ul style="list-style-type: none"> • Vice President-Bill Patterson 	<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"> • Secretary-Kathy Neff 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • Approve Nov and Dec minutes 	<ul style="list-style-type: none"> • Kathy

<ul style="list-style-type: none"> Treasurer-Regina Beem 	<ul style="list-style-type: none"> Jan Bank statement and Report shared; dues and expenditures per line item shared David Montoya still on bank account 	<ul style="list-style-type: none"> Liability ins increased-paid Legal fees over budget Overall spent 3727.58 > incoming dues :(David needs to be removed from bank account and add Bill 2026 Budget? 	<ul style="list-style-type: none"> Regina to coordinate bank business w/David and Bill Regina to rough draft 2026 Budget Regina to draft 2026 budget
<ul style="list-style-type: none"> Committees-Director 			
<ul style="list-style-type: none"> Adopt A Road-Open position 	<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"> Architectural Review-(CCR enforcement) Kurt Bullock, Bill Patterson, Gregg Montijo 	<ul style="list-style-type: none"> No response from neighbor 	<ul style="list-style-type: none"> Will share how database works next meeting (leftover from Nov/Dec/Jan mtg) Regina to check with County re: set backs; 	<ul style="list-style-type: none"> Kathy unable to obtain historic violations due inability to access email through GoDaddy
<ul style="list-style-type: none"> Dumpsters/Special Projects-Zach Tyler 	<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"> Golf Course-Open position 	<ul style="list-style-type: none"> No report 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

• Newsletter-All	• NA	• NA	• NA
• Traffic Safety/Security-Kurt Bullock	• NA	• Bill to facilitate Neighborhood Watch program (leftover from Nov/Dec)	• Bill
• Social-Peggy O'Sullivan & Kristen Mammana	• NA •	• NA	• NA
• Tanque Verde Valley-Gregg Montijo	• Discussed obtaining a Special Area designation-initiated by TVVA • New Circle K will not sell liquor, only beer and wine; • Circle K Loop, Speedway and Bear Canyon locations TBD • HB 2928-ADU's can be attached or separate	• Bill to consult w/Legal Counsel re: HB 2928 and how it relates to CCR enforcement	• Bill

<ul style="list-style-type: none"> Trees, Washes & Transportation- Bill Patterson Kathy Neff 	<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"> HOA Website- 	<ul style="list-style-type: none"> Need to update Account holder and carrier of MFA (mandatory through GoDaddy) 	<ul style="list-style-type: none"> Update Bill Patterson to Account; Neff with the MFA; all have GoDaddy access 	<ul style="list-style-type: none"> Kurt, Bill, David Montoya, Neff
<ul style="list-style-type: none"> Welcome Committee-Heather Chumbler Rich; Kris Mammana 	<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"> New Business 	<ul style="list-style-type: none"> Annual Meeting set event preparation 	<ul style="list-style-type: none"> NA 	

- Submitted by Kathy Neff, Secretary
- Next: Annual Meeting: Monday, February 9th, 2026 at 1800-1930; Location: The Rincon Grill Clubhouse; ALL are welcome!