



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

12 January 2026  
Call to order: 1800 Adjourned: 1918

Present	<ul style="list-style-type: none"><li>Kathy Neff, Kurt Bullock, Regina Beem, Jen Regan, Bill Patterson,</li></ul>
Absent	<ul style="list-style-type: none"><li>Gregg Montijo, Zach Tyler</li></ul>
• Guest	<ul style="list-style-type: none"><li>NA</li></ul>

---

• <b><u>Presentor</u></b>	• <b><u>Report</u></b>	• <b><u>Action</u></b>	• <b><u>Individual Responsible</u></b>
---------------------------	------------------------	------------------------	--

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

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

• Newsletter-All	• NA	• NA	• NA
• Traffic Safety/Security-Kurt Bullock	• NA	• <b>Bill to facilitate Neighborhood Watch program (leftover from Nov/Dec)</b>	• 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	• <b>Bill to consult w/Legal Counsel re: HB 2928 and how it relates to CCR enforcement</b>	• Bill

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

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