

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

13 April 2026



HOA Meeting Minutes April 13, 2026 **6PM General Meeting**

Present	• Regina Beem, Bill Patterson, Gregg Montijo, Kurt Bullock
Absent	• Zach Tyler, Kathy Neff, Kristen Mammana
Guest	• Tayler Panno

- Approval of annual meeting minutes. Not completed. Minutes will be approved later
- Treasurer and dues payment. Budget looks on track. We may need to pay social committee for one of the St Pats

Day bouncing castles pending invoice from Club (Kris Klok)

- Newsletter appeared to work as a first try.
- Dawn to dusk TV Road cleanup. We voted to pay for one clean up. Next will be an HOA vote. Approx 25% of our annual budget goes to TV road cleanup.
- Circle K – should it be on our web site? Agreed to take Circle K off website
- Safety: Any recent incidents? Much discussion about e-bikes
- Social committee. Ideas:
 - Food truck block party maybe in October
 - Turkey trot on Thanksgiving Day.
Lots of support for that one.
 - Festival of lights hot chocolate

truck

- Architectural Review.
 - New request: 12435 Gold Dust. Agreed to support. Need to see neighbors OK and a few more details on height and color
 - New request: 1725 N Wentworth. Nicole Senftleben presented her idea. Sounded good. We provided advice on flood plain and county permits. All documents are to be sent to the HOA email address.
- Actions:
 - Regina to check on TV road construction progress
 - Regina to get Dusk to Dawn bills sent to her.
 - Bill to check on wash cleanup
 - Bill to try to turn off streetlight at front entrance

- Bill to check on solar light on sign
- Bill Put newsletter on website
- Taylor? Ask club to provide an intro membership to new owners