

**49ers CC Estates HOA Meeting
Minutes
12 August 2024/ 1800-1900/Rincon**

Present	David Montoya, Kathy Neff, Bill Patterson, Zach Tyler, Jen Regan, Regina Beem, Heather Chumbler Rich		
Absent	Gregg Montijo, Zach Tyler		
Guests	Tom Kunkel, Tony Siani & Carleen Lundquist, Paula Peterson, Alan Bieberstein, Bob Kune, Kurt Bullock, Matt Beem, Ian Regan		
New Business	Report	Action	Responsible Party/Due Date
David Montoya-President	<p><i>Have signed contract w/attorneys which support HOA's-please offer questions fro them to consider; will solicit via webpage and FB; consider CCR violations, amending CCR,etc</i></p> <p><i>Please see FB page for specifics on all individual neighborhoods in 49ers-recently posted by David</i></p> <p><i>325 lots in Estates; 6 total subdivisions/entities</i></p>	<p><i>Neighbors to provide questions to pose to contracted attorneys</i></p> <p><i>Upload contract to provide clarity to neighbors (to be placed in documents on website)</i></p>	<i>All neighbors and Committee members; David Montoya</i>
Secretary-Kathy Neff	Announced that Parralee Schneider, longtime neighborhood resident and advocate, is currently at The Center for rehab after a serious medical event	Board provided her flowers	NA

**49ers CC Estates HOA Meeting
Minutes
12 August 2024/ 1800-1900/Rincon**

New Business	Report	Action	Responsible Party/Due Date
Treasurer-Regina Beem	<i>Reconciliation/bank account balanced/payments reviewed; approx 51K balance; dues matched expenses; ACC still not updated and resubmitted for all Board updates; Regina has debit card, is on bank account; do not have Zelle outgoing but working on it; can accept Zelle for dues; TY Paula Peterson for smooth transition</i>	<i>Motion made to approve, 2nd made: No nays; approved unanimously Board provided thanks, well wishes and flowers for Paula Peterson's service as past Treasurer</i>	<i>David Montoya to upload report onto website</i>
Vice President-Jen Regan	No report	NA	NA
Committees-Director			
Adopt A Road-David Montoya	<ul style="list-style-type: none"> • Neighbor to ask wife if interested • David has vests, Bags, grippers 	NA	Neighbor
Architectural Review- Open position	No volunteers, therefore all submittals sent to the Board website for David to disseminate to Board as needed	NA	All neighbors
Dumpsters-Zach Tyler	Nov 2024	Schedule dumpster	Zach Tyler
Golf Course-Zach Tyler	No report	NA	NA

**49ers CC Estates HOA Meeting
Minutes
12 August 2024/ 1800-1900/Rincon**

New Business	Report	Action	Responsible Party/Due Date
Historian-Kathy Neff for Parralee Schneider	<i>Parralle unable to continue committee responsibilities</i>	<i>Heather, Jen and Kathy to gather property owner names, mailing addresses and emails as able; Heather to obtain info from title companies for new neighbors; Last date was July 10th that Parralee gave Heather</i>	Heather, Jen and Kathy
<i>Newsletter-Heather Chumbler Rich</i>	Goal to distribute: 4th (April) & 9th (September) Month	Consider advertising requests/ fees-needs to be printed but generally \$50-75 for 1/5 to 1/4 page Add common complaints to newsletter Nominate a good story about a neighbor and submit to Heather	Heather Chumbler Rich David Montoya All neighbors
<i>Traffic Safety/Security-Kurt Bullock</i>	<ul style="list-style-type: none"> <i>Discussed self organized Neighborhood Watch vs Pima Co Sheriff Watch. Still determining if we are part of Pima Co Sheriff Watch or not. Signs are posted but unsure of meaning. If Pima Co Sheriff program, lots of resources and aid a structured program. Would need a representative.</i> 	<i>Kurt to investigate further re: watch options; Bottom line for security is to call 911</i>	<i>Kurt Bullock Interested neighbor</i>
Social-Open Position	Tony Siani expressed interest in position and encouraged to speak w/past chairs	NA	NA
Tanque Verde Valley-Gregg Montijo	<i>See email re: proposed development</i>	David to post on Website	NA

**49ers CC Estates HOA Meeting
Minutes
12 August 2024/ 1800-1900/Rincon**

New Business	Report	Action	Responsible Party/Due Date
Trees, Washes & Transportation- Bill Patterson Kathy Neff	Bill: Working on bus thoroughfares with Pima Co.; week of Aug 27th proposed trimming; Homeowners need to trim trees on their own property; Bill to follow up with washes Kathy: TV Roadside-Dawn to Dusk to maintain after heavy growth	Bill to identify who to receive permission for cutting dead tree along TV roadside	Bill & Kathy
HOA Website-David Montoya	No report	NA	NA
Welcome Committee-Heather Chumbler Rich	Shared Welcome Basket-it's great!! Kristen Mumana has joined Heather	NA	NA
New Business			
Tony Siani	Wishes to educate neighbors energy production; David states best vehicle to share is through FB or website	Tony to email PPT to David and will also provide hard copy; Tony to share with neighbors as able Heather suggesting a "Did you Know?" In newsletter re: PPT content	

Submitted by Kathy Neff, Secretary

Next Meeting: Monday, September 9, 2024 at 1800; Location likely The Rincon Grill

**49ers CC Estates HOA Meeting
Minutes
12 August 2024/ 1800-1900/Rincon**

From Greg Montijo:
49er HOA Board,

I attended the meeting regarding the development of the casitas at La Mariposa held on August 6th from 6-8:00 PM at Hope Church that was sponsored by the Bear Canyon Neighborhood Association (BCNA).

I have attached the two documents from the meeting that has a good summary of the issues.

Other significant notes from the meeting.

- Phase 1 is 132 casitas; phase two will bring the total to 179
- Single entrance off the exiting entrance to La Mariposa
- The developer will need to bring in 88,000 cubic feet of dirt to raise the development above the flood plain, then build a wall around the development which will channelize the water further and increase the velocity downstream
- There continues to be significant flooding to the Powder Horn Ranch Development to the west of La Mariposa during period of significant rain and also due to the runoff from the widening of Tanque Verde Road
- Recent flooding has also affected the Lakes Subdivision
- La Mariposa illegally added 70+ truckloads of dirt to their banks of the Agua Caliente before having to remove it due to increased flooding downstream (Action by FEMA and City Council).
- The bed of the Agua Caliente wash has been raised between 3-3.5' since the last flood survey was done, making the flood maps which the developer is using, outdated
- This area has flooded 3 times since 2021 - the last time was earlier this year
- Previous rezoning has been turned down in 2005 and 2021
- The price of the development is estimated at \$68 Million
- The district representative, Paul Cunningham, has not stated a position other than to find a "compromise" for the project.
- There was a suggestion for the city to buy the land to keep as a nature area.
- BCNA recommended engaging representatives to oppose rezoning and development.

I have a lot more detailed notes if anyone would like to know more.

Respectfully Submitted,
Gregg Montijo