

**49ers CC Estates HOA Meeting  
Minutes  
9 Sept 2024/ 1800-2001/Rincon Room**

Present	David Montoya, Kathy Neff, Bill Patterson, Jen Regan, Regina Beem, Heather Chumbler Rich, Kurt Bullock		
Absent	Gregg Montijo, Zach Tyler		
Guest	Chris Klok, Events & Marketing Director		
New Business	Report	Action	Responsible Party/Due Date
David Montoya-President	Board wishes to authorize Regina Beem to assume all Treasurer duties including maintenance of bank accounts, overseeing billing and collecting and ensuring timely payment of invoices and expenses for the 49ers Country Club Estates HOA.	Motion made to approve Regina Beem as Treasurer; No nays; approved unanimously	

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David Montoya-President	Chris Klok presented: <ul style="list-style-type: none"> <li>• Golf Course reseeding scheduled 9/23; Course will be shut down 9/23-10/11</li> <li>• Driving range closure: 9/25-9/26</li> <li>• Restaurant closed for updating 9/23-9/25</li> <li>• Club website to be updated with payment options, merch, events</li> <li>• Many events for kids and adults Sept-Dec; see website</li> <li>• Plans to attend HOA meetings to increase collaboration</li> <li>• Acknowledges that services recently compromised due to staffing-difficulty finding good hires</li> <li>• Menu to be updated with many old favorites</li> <li>• Unique events are happening every day of the week-music, specials, events, Trivia, Line Dancing, Bingo-come join!!</li> </ul>	<ul style="list-style-type: none"> <li>• The Club needs all of our support, please join in activities and dine at restaurant!</li> <li>• Become a Club member-inexpensive and lots of benefits! Support our community!</li> <li>• David to send HOA correspondences on letterhead</li> </ul>	<ul style="list-style-type: none"> <li>• All neighbors</li> <li>• David Montoya</li> </ul>
Secretary-Kathy Neff	Reviewed August minutes	Motion made to approve, 2nd made: No nays; approved unanimously	NA
Treasurer-Regina Beem	<ul style="list-style-type: none"> <li>• Provided Treasurer report-August</li> <li>• Two neighbors paid HOA dues</li> <li>• Two outgoing payments</li> </ul>	Motion made to approve report, 2nd made: No nays; approved unanimously	Kathy to upload report onto website

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Vice President-Jen Regan	No report	NA	NA
Committees-Director			
Adopt A Road-David Montoya	• No report	NA	NA
Architectural Review-Open position	No volunteers, therefore all submittals sent to the Board website for David to disseminate to Board as needed	NA	NA
Dumpsters-Zach Tyler	NA	NA	Zach Tyler
Golf Course-Zach Tyler	No report	NA	NA
Historian-	Retire this position?	Transitioning Title company communication for new sales; updating neighbor contact list	Heather, Bill, David, Regina

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Newsletter-Heather Chumbler Rich	<ul style="list-style-type: none"> <li>• Distribution slated for October</li> <li>• Need content</li> </ul>	<p>Add advertising fest to newsletter \$50-75 for 1/5 to 1/4 page</p> <p>Add common complaints to newsletter-David to provide</p> <p>Needs article from David re: neighborhood survey by Sept 27</p> <p>Heather to provide updated letterhead graphic and give to David who will create letterhead</p>	<p>Heather Chumbler Rich David Montoya All neighbors</p>
Traffic Safety/Security-Kurt Bullock	<ul style="list-style-type: none"> <li>• Discussion of Watch programs</li> </ul>	<p>David to contact Pima Co Sheriff for Watch program; Kurt to send Neighborhood Watch info to Heather for newsletter by 9/27</p> <p>Kurt-Hire security for Halloween</p>	<p>Kurt David</p>
Social-Open Position	NA	NA	NA
Tanque Verde Valley-Gregg Montijo	NA	NA	NA

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Trees, Washes & Transportation- Bill Patterson Kathy Neff	Bill: Pima County sending over 200 notices to neighbors needing to trim roadside trees; shared spreadsheet with contacts Kathy: TV Roadside-Dawn to Dusk in process of scheduling date	<ul style="list-style-type: none"> <li>Regina to update 49er CCE contacts on Excel spreadsheet</li> </ul>	Bill & Kathy
HOA Website-David Montoya	<ul style="list-style-type: none"> <li>Discussed how Title companies contact HOA since Parralee no longer involved</li> </ul>	<ul style="list-style-type: none"> <li>Will add link/button/info for Title cos to contact HOA</li> </ul>	David
Welcome Committee-Heather Chumbler Rich	<ul style="list-style-type: none"> <li>Needs new homeowner's address</li> </ul>	<ul style="list-style-type: none"> <li>Will access public record for new sales</li> </ul>	Heather
New Business			

Submitted by Kathy Neff, Secretary

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