

49ers CC Estates HOA Board Meeting Minutes

8 May 2023

Call to order: 1807

Board Members Attending: Kathy Neff, Gregg Montijo, Bill Patterson, Paula Peterson, David Montoya, Heather Chumbler Rich

Zoom: not offered due to interest

Absent: Kristie Altherr, Paralee Schneider, Zach Tyler, Carla Iannucci, Heather Tyler, Regina Been, Julian Pacheco, Carla Iannucci

Resigned: Sara Birtalan

Visitor: Alexandria Serwe-Montoya, John Peterson

Treasurer Report-Paula Peterson

- Reviewed report; balance=approx 49 K
- Reconciliation detail matches Wells Fargo account period ending April 30, 2023. Handout provided.
- Reviewed expenses & deposits
- Add David Montoya to a signer on checking account-will meet Paula at Wells Fargo to do; will unassign Sara Birtalan and George Bubany

Vice President Discussions- David Montoya

- 2nd dues mailings completed 5/7/23 by the Peterson's and Paralee-Thank You!; hand delivering approx 30, mailing 120
- Large rocks being place on TV to obstruct traffic; Sheriff notified, invite to discuss options? Cameras?
- Gated front entrance-discussed options/past discussions
- Discussed meeting through summer to keep conversations alive, even in absence of quorum
- Consider Shared Goggle Doc (or equivalent) for all to contribute in prep for meetings and improve meeting efficiency
- Consider expectation that all committee heads report out via shared doc or assigned time during Zoom call (have a current Zoom subscription) one week prior to monthly meeting
- Add Zoom option for homeowners to participate?
- Discussed increased advertising to increase attendance at HOA meetings-sandwich boards, electronic sign

Social committee-Heather Chumbler Rich for Regina Been

- Movie night on hold for June due to movie license issue
- HOA to contribute \$500 to Golf Club For Red, White, and Boom (a Golf Course paid event)

Welcoming Committee-Heather Chumbler Rich

- Heather & Paralee merged address lists for purpose to improve mailings/dues response
- Met w/Ron McKenzie (current owner and homeowner of Golf Club) w/intent to improve communications and collaborate
 - Introduced, to Ron, a new HOA Welcoming Committee book, in a goodie basket; additional feedback/input welcomed
 - Heather shared welcoming book contents: history of the area, interview w/owners, CCRs, HOA info, Golfing/Fitness, Rincon Grill info, local area info, locally owned neighborhood businesses, schools, property details, Tucson Guide, property info, maps, tax info, relocation guide and more
 - Consider adding: QR code, watershed/floodplain maps
- Ron's plans:
 - Has a succession plan and expects this individual to attend HOA meetings; timeline unknown

Security-Position open

- No issues

Architectural Review-Julian Pacheco not present

- Nothing to report

TV Valley News-Gregg Montijo

- No new updates

Trees & Washes-David Montoya for Bill Patterson

- Monsoon prep-sand bags through County?
- Phone tree for urgent matters? SlideBroadcast.com (approx \$60/300 owners), Geofence product, both communicate via cell phone
- Kathy Neff to obtain bids for cleaning up T.V Road (Dawn to Dusk, Weedco 520-549-1390) and present to Board

Dumpsters-Zach Tyler not present

- No report

Adopt A Road-David Montoya

- No report
- First Saturday of April & November

Golf Course Update-Zach Tyler not present

- No update

News Letter-Heather Chumbler Rich

- No report

Website-David Montoya

- Kathy suggested updating to 2023 and correct drop downs

Meeting Adjourned: 1910

**Next meeting: June 12th 1800->1900 at Rincon Grill
Submitted by Kathy Neff**