



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

8 June 2026
Call to order: 1801 Adjourned: 1940

Present	Kathy Neff, Regina Beem, Bill Patterson, Kurt Bullock, Julie Emms (via Zoom)
Absent	Zach Tyler, Gregg Montijo, Kristen Mammana
Guest	NA

<u>Presentor</u>	<u>Report</u>	<u>Action</u>	<u>Individual Responsible</u>
President-All	NA	NA	NA

Vice President-Bill Patterson	- Consider updating bylaws for email voting - Merchant account for payments which has reoccurring payment feature - Consider Merch account at \$20/mo fee, has a QR code, reoccurring payment - Still paying for road light	- Bill to add Go Daddy link & to pay dues and one to donate (HOA to incur servicing fee- approx 3%) - Merch account idea shelved to November - Bill to contact Pima Co re: road light	Bill
Secretary-Kathy Neff	NA	Bill made motion to approve May Minutes w/Gregg's addition; Julie 2nd-> approved unanimously	NA
Treasurer-Regina Beem	Added a 4 month CD at 3.75%, 25K at Wells Fargo	- Kathy made motion to approve May Treasurer report, Bill 2nd-> approved unanimously - Update Board members on AZ CCC	Regina
Committees-Director			

- Architectural Review-(CCR enforcement) - Kurt Bullock, Bill Patterson, Gregg Montijo	- Barbary Coast home continues to violate CCR's - Gold Dust concern	- Will share how database works next meeting (leftover from Nov/Dec/Jan/Feb/March/April/May mtg) - Lawyer to send next letter to homeowner - Ask Lawyer if need regular drive arounds by committee - Add Arch review entries onto website	- Kurt - Bill
Dumpsters/Special Projects-Zach Tyler	Plans to schedule-Nov	Zach to schedule	Zach
Golf Course-Taylor Panno	No report	NA	NA
Newsletter-All	Need neighbor email addresses	Kathy to begin calling neighbors for email addresses and permission to use for newsletters	Kathy
Traffic Safety/Security-Kurt Bullock	NA	NA	NA

Social-Peggy O’Sullivan & Kristen Mammana	- Will provide sponsorship to R, W and B - Turkey Trot discussed, keep it simple; we need volunteers	- Regina to ask Kristen to post HOA “sponsored” sign at R, W & B - Announce RWB with HOA sponsorship on website	Bill, Regina, & Kristen
Tanque Verde Valley-Gregg Montijo	No report	NA	NA
Trees, Washes & Transportation-Bill Patterson Kathy Neff	Need to consider returning to roadside to native (healthy ecology and self sustaining) verses scraped (perpetuates invasives, HOA financial costs, unhealthy ecology)	Board to discuss Fall roadside cleanup schedule after monsoon	NA
HOA Website-	No report	NA	NA
Welcome Committee-Heather Chumbler Rich; Kris Mammana	Need list of new neighbors that have received baskets	Regina to ask who has received baskets	Regina

New Business	NA	- Kathy to ask if Zach voted in as Board member or if desired, if not-affects voting - Board meeting to be advertised on electric CC sign “All Members Welcome” to be edited on website	- Wendy - Kathy
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- Submitted by Kathy Neff, Secretary
- Next: Monday, July 13 2026 at 1800 Location: The Rincon Grill Clubhouse; All Members are welcome!