



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

10 November 2025
 Call to order: 1801 Adjourned: 1904

Present	<ul style="list-style-type: none"> Kathy Neff, Kurt Bullock, Regina Beem, Jen Regan, Bill Patterson
Absent	<ul style="list-style-type: none"> Gregg Montijo, Zach Tyler
<ul style="list-style-type: none"> Guest 	<ul style="list-style-type: none"> Kristen Mammana, Don & Jan Berlin, Bob Kuhn

<ul style="list-style-type: none"> <u>Presantor</u> 	<ul style="list-style-type: none"> <u>Report</u> 	<ul style="list-style-type: none"> <u>Action</u> 	<ul style="list-style-type: none"> <u>Individual Responsible</u>
<ul style="list-style-type: none"> President-Jen Regan 	<ul style="list-style-type: none"> Posted request for VP via FB and website-no response 	<ul style="list-style-type: none"> Jen to call out for VP position to neighbors via FB again 	<ul style="list-style-type: none"> Jen

• Vice President-Open	• Need neighbor volunteer	• NA	• NA
• Secretary-Kathy Neff	• Emailed to HOA Board/ Directors	• Motion by Bill to approve Oct minutes -passed unanimously; Neff to post to website	• NA
• Treasurer-Regina Beem	• Oct Bank statement and Report shared; dues and expenditures per line item shared	• Motion by Kathy to approve Treasurer report -passed unanimously; Neff to post to website.	• NA
• Committees-Director			
• Adopt A Road-Open position	• Jen-No neighbors volunteering despite outreach via FB/website and unable to fulfill AAR commitment	• Kathy picked up trash today • Jen to communicate to County that HOA/neighbors are not able to maintain AAR commitment but will ask if AAR signs can remain as clean up performed informally/regularly	• NA

<ul style="list-style-type: none"> Architectural Review-(CCR enforcement) Kurt Bullock, Bill Patterson, Gregg Montijo 	<ul style="list-style-type: none"> No new submittals 	<ul style="list-style-type: none"> Kurt assembled database, up to 5 users (currently Bill, and Kurt); easy to use and one entry thus far Will share how it works next meeting Kathy to search website email (only known source per David Montoya, past president) for historic architectural violations 	<ul style="list-style-type: none"> Kurt Kathy
<ul style="list-style-type: none"> Dumpsters/Special Projects-Zach Tyler 	<ul style="list-style-type: none"> Dumpster November 21/22 	<ul style="list-style-type: none"> Bob Kuhn to ask Elizabeth re: Neighborhood Yard Sale involvement (12/5/25) 	<ul style="list-style-type: none"> Bob
<ul style="list-style-type: none"> Golf Course-Open position 	<ul style="list-style-type: none"> No report 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Newsletter-All 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Traffic Safety/Security-Kurt Bullock 	<ul style="list-style-type: none"> Jen-Unfortunate event on Klondike; 2 kids and their golf cart->1 broken arm Jen-consider Neighborhood Watch Jen-consider paid Security 	<ul style="list-style-type: none"> Bill to facilitate Neighborhood Watch program Kurt to investigate Security costs 	<ul style="list-style-type: none"> Bill Kurt

<ul style="list-style-type: none"> • Social-Peggy O’Sullivan & Kristen Mammana 	<ul style="list-style-type: none"> • Holiday Parade of Lights, Dec. 14th, Sunday; M & M Claus, hot cocoa • Suggestion to Parade through more streets (Fennimore, Cape Horn, etc) • Halloween Party had a great band, lower turnout than expected 	<ul style="list-style-type: none"> • Kristen to advertise via FB 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • Tanque Verde Valley-Gregg Montijo 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • Trees, Washes & Transportation-Bill Patterson Kathy Neff 	<ul style="list-style-type: none"> • Kathy gave update on TV roadside maintenance scheduled 11/19/25 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • HOA Website- 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • Welcome Committee-Heather Chumbler Rich; Kris Mammana 	<ul style="list-style-type: none"> • Zero baskets going out this month 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA

<ul style="list-style-type: none"> New Business 	<ul style="list-style-type: none"> Bill updated Board on recent Architectural Violation->2nd letter from Counsel to be sent to violator Bill-Membership Drive ideas Jen stated HOA membership not voluntary Berlins-Forty Niner home (Forty Niner Drive) in disrepair and to fixed up end of November 	<ul style="list-style-type: none"> Bill to share timeline re: next steps re: violators Jen to request Membership through FB and website Discuss possible actions re: house in disrepair next meeting if problem persists 	<ul style="list-style-type: none"> Bill Jen
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- Submitted by Kathy Neff, Secretary
- Next Meeting: Monday, November 8, 2025 at 1800-1930; Location: The Rincon Grill Clubhouse; ALL are welcome!