



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

10 August 2026

Call to order: 1807 Adjourned: 1924

|         |                                                                     |
|---------|---------------------------------------------------------------------|
| Present | • Kathy Neff, Regina Beem, Bill Patterson, Kurt Bullock, Zach Tyler |
| Absent  | • Gregg Montijo, Kristen Mammana , Julie Emms                       |
| • Guest | • James Cullinan                                                    |

**Approval of July meeting minutes-\_\_\_?\_\_\_ made motion to approve July Minutes; \_\_\_?\_\_\_ 2nd-> approved unanimously**

Members only. Arch Review: What year to start at and how we plan to check for construction each year; Bill shared review process vetted with legal counsel; Bill may check surveyor/Oblique (have to look at each house individually) maps for better resolution; Consider 2022 Google images; Pima Maps survey images most clear in 2022; Bill made a motion to use 2022 survey data annually to review construction, Zach seconded motion; passed unanimously

New homeowner's letter/dues board vote. Lawyer says it's OK; Regina motioned to use presented letter to establish mandatory annual dues (currently \$65) upon all new homeownership effective Aug. 11th, 2026; Kathy seconded motion

FYI: liability insurance questions – Bill to receive answers this week and report out in Sept; Zach to investigate local insurance company; time to revisit policy

Treasurer – Report by Regina;

Kathy made motion to approve July Treasurer report, Zach 2nd-> approved unanimously

TV Road tree clean up, split with Fairway Lane HOA-Bill to send invoice of \$325 to other HOA; Kathy motioned to trim tree and leave organic matter in place for soil health and will

haul away any vegetation > 3/4" in diameter, Bill seconded and approved unanimously; Bill to facilitate

Pima County Special Area Policy information; Bill to post info to 49er FB page; not an HOA issue

Home sales and contacting HOA

o We are reviewing title company requests if a sale is pending

Welcome Committee: Kristen Mammana to speak with Heather re: future welcome baskets

On the market:

- o 5+ sales already this year
  - o 2202 N Conestoga
- o 12501 E Gold Dust
- o 12513 E Jeffers Pl
- o 2010 N Forty Niner Dr
- o 1720 N Forty Niner Dr
- o 12040 E Dry Gulch Pl

Social committee.Regina reported:

Meeting this Sunday, 8/16, all are welcome

- o October 30th Halloween Haunting Hour at 49ers Bar; 5-6ish start time; My Best Friend's Band; Drink and finger food provided; costumes optional
- o Neighborhood cleanup roll offs-week prior to Thanksgiving-specific date TBD
- o Pumpkin Path Walk through the neighborhood, 1.5 miles, Coffee truck and pumpkin empanadas on Thanksgiving Day.
- o Festival of lights: hot chocolate truck; Dec 20th; decor voting ends Dec.13th-details to follow via FB, email

Architectural Review.

If any homeowner has complaints, please email them to board

We will try periodic drive by for unapproved construction

Under construction: 12302 E Sutter Mill, 11833 Custer Pl

Approved request: 11854 E Wagon Trail, 12340 E Sutter Mill (gate) 12261 E. Barbary Coast Road (paint color)

Pending requests:

- 12430 Cape Horn: Shed
- 12435 Gold Dust (garage)
- 1725 N Wentworth (garage)
- 12205 E Gold Dust (maybe a casita)
- 12330 E Sutter Mill - driveway

Future: Annual meeting votes

- o TV Road maintenance

## **Updating AZCC with Board members-Regina to update (??)**

- Submitted by Kathy Neff, Secretary
- Next: Monday, September 8, 2026 at 1800 Location: The Rincon Grill Clubhouse; All Members are welcome!

