



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

13 October 2025
 Call to order: 1800 Adjourned: 1918

Present	• Kathy Neff, Kurt Bullock, Regina Beem, Kurt Bullock, Jen Regan, Zach Tyler
Absent	• Gregg Montijo, Bill Patterson
• Guest	• Kristen Mammana, Ian Regan, Diana Dessy

• <u>Presantor</u>	• <u>Report</u>	• <u>Action</u>	• <u>Individual Responsible</u>
• President-Open	• NA	- Kathy motioned to elect Jen Regan as interim President to finish David's term through Jan 2026; Motion seconded and passed unanimously - Jen to call out for VP position to neighbors via FB	• Jen

• Vice President-Jen Regan	• Announced that David resigned as President	• NA	• NA
• Secretary-Kathy Neff	• No report	• Motion by Regina to approve Sept minutes -passed unanimously; Neff to post to website •	• NA
• Treasurer-Regina Beem	• Sept Bank statement and Report shared; dues and expenditures per line item shared • Welcoming committee over budget due to increased new neighbors	• Motion by Kathy to approve Treasurer report -passed unanimously; Neff to post to website.	• NA
• Committees-Director			
• Adopt A Road-Open position	• Jen to request volunteer via FB or possibly discontinue	• Kathy to continue w/trash pickup as able	• NA
• Architectural Review-(CCR enforcement) • Kurt Bullock, Bill Patterson, Gregg Montijo	• Kurt built database for new proposals-no entries yet	• Plan is to enforce CC & R's	
• Dumpsters/Special Projects-Zach Tyler	• Dumpster in November	• Zach to schedule for Nov. 21/22; location TBD • Zach to reach out to Elizabeth re: NeighborhoodYard Sale	• Zach • Zach

• Golf Course-Open position	• No report	• NA	• NA
• Newsletter-All	• Passed out over 400 newsletters-but too labor intensive. Consider mailing and would cost approx \$600, including printing costs •	• Group decided to mail future newsletters with additional copies at Club	• NA
• Traffic Safety/Security-Kurt Bullock	• No report	• NA	• NA
• Social-Peggy O'Sullivan & Kristen Mammana	• 90's theme Halloween Party at the Club (adults only), Friday, Oct. 24th; HOA to support in some way • Club asking if HOA support photo booth for \$650-750	• Everyone is Welcome!! • Zach to provide photo booth & communicate w/Club • Jen to speak with Chris Klok re: helping w/Halloween Party • Kristen to promote event • Sign up from Club FB post • Ian created QR code to link to Club site for tickets	• Zach
• Tanque Verde Valley-Gregg Montijo	• KOLD recently did a story about the casitas at Mariposa and how the City of Tucson missed some data in their decision. • • While the developer is still proceeding forward, the local neighborhood association is still actively engaged fighting the development. • • https://www.kold.com/2025/10/07/risky-ground-tucson-neighborhood-fights-city-hall-over-dangerous-flood-risks/	• NA	• NA

Trees, Washes & Transportation- Bill Patterson Kathy Neff	Kathy shared history of T.V Road maintenance with goal to return to Pima County	Kathy to check W/Dawn to Dusk re: payment for 8/2025	Kathy
HOA Website-	NA	NA	NA
Welcome Committee-Heather Chumbler Rich; Kris Mammana	Three baskets going out	NA	NA
New Business- David Montoya	- Meeting w/Mayor Romero at Bear Canyon re: city planning; ADU's being considered; affordable housing being considered (Bill) - Stay off GC when sun up - End of the month, the three HOA Presidents and one rep from Arbor Vista will meet end of month (Bill) - Yard Sale end of November (Bill)	NA	

- Submitted by Kathy Neff, Secretary
- Next Meeting: Monday, September 8, 2025 at 1800-1930; Location: The Rincon Grill Clubhouse; ALL are welcome!