



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

13 July 2026
 Call to order: 1826 Adjourned: 1926

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

• <u>Presentor</u>	• <u>Report</u>	• <u>Action</u>	• <u>Individual Responsible</u>
• President-All	• NA	• NA	• NA
• Vice President-Bill Patterson	• Shared info from Counsel re: proposal for mandatory HOA dues to new buyers	• Update letter w/ Board recs and share at next meeting	• Bill

Secretary-Kathy Neff	NA	Bill made motion to approve June Minutes; Zach 2nd-> approved unanimously	NA
Treasurer-Regina Beem	- Reviewed Treasurer report/ bank statement CD rolls over to 6 month after October and Regina will also check for best rates/terms Dues via Go Daddy are decreased due to CC processing fee Prefer Zelle for ease and financials	Kathy made motion to approve June Treasurer report, Bill 2nd-> approved unanimously	NA
Committees-Director			
- Architectural Review-(CCR enforcement) - Kurt Bullock, Bill Patterson, Gregg Montijo	Bill to ask Counsel re: frequency of CCR violation drive and logging	- Will share how database works next meeting (leftover from Nov/ Dec/Jan/Feb/ March/April/May/ June/July mtg) - Ask Lawyer if need regular drive arounds/log 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	• Kathy calling neighbors to update addresses/ emails/phone	• Kathy to continue calling	• Kathy
• Traffic Safety/ Security-Kurt Bullock	• NA	• NA	• NA
• Social-Peggy O'Sullivan & Kristen Mammana	• Discussed Halloween Party; should HOA sponsor (donate \$'s) Club party or have independent party	• Regina to organize Halloween Party Committee and discuss options	• Regina
• Tanque Verde Valley-Gregg Montijo	• Provided TVVA update • TV Road completed west	• NA	• NA
• Trees, Washes & Transportation-Bill Patterson Kathy Neff	• Kathy pruned wind damaged tree branches along TV roadside and Gold Dust/Cape Horn Pocket Park and left vegetation in place for water infiltration/soil	• NA	• NA
• HOA Website-	• Online payment now live	• Move online payment option to landing page for ease of	• Bill
• Welcome Committee-Heather Chumbler Rich; Kris	• NA	• NA	• NA

New Business	- Zach shared a proposed Realtor newsletter that could provide HOA updates - Zach reported that he was voted in as a Board member	NA	NA
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- Submitted by Kathy Neff, Secretary
- Next: Monday, August 10, 2026 at 1800 Location: The Rincon Grill Clubhouse; All Members are welcome!