



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

9 December 2024; 1810-1933
 Neff Residence

Present	Kathy Neff, Jen Regan, Heather Chumbler Rich, Kurt Bullock, Gregg Montijo, Bill Patterson, Regina Beem, Peggy O'Sullivan		
Absent	• Zach Tyler, David Montoya		
• Guest	• NA		
• New Business	• Report	• Action	• Responsible Party/Due Date
• David Montoya-President	• NA	• NA	• NA
• Vice President-Jen Regan	• No report	• NA	• NA

<ul style="list-style-type: none"> Secretary-Kathy Neff 	<ul style="list-style-type: none"> No report 	<ul style="list-style-type: none"> Need to approve Aug through Dec minutes next month 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Treasurer-Regina Beem 	<ul style="list-style-type: none"> Bank statement and Report shared 	<ul style="list-style-type: none"> Passed unanimously; Neff to post to website 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Committees-Director 			
<ul style="list-style-type: none"> Adopt A Road-Open position 	<ul style="list-style-type: none"> Neff picked up trash 2 wks ago; Ron McKenzie had his crew pick up trash on both sides of T.V several weeks ago Wendy to discuss immediate entryway maintenance with Ron as there is redundant maintenance. Dawn To Dusk has been paid to perform but golf crew also doing. 	<ul style="list-style-type: none"> Await Wendy response 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Architectural Review-Board (CCR enforcement) 	<ul style="list-style-type: none"> Legal team has suggested to develop a fine structure for violations Bill to send feedback summary from legal team to HOA Board 	<ul style="list-style-type: none"> David to contact AZ Assoc of Realtors to investigate HOA description and then post to website David to close loop re: enforcements of current CCR violations and report to Board Kathy to add legal teams information on website 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Dumpsters-Zach Tyler 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Zach to schedule for Jan 2025 	<ul style="list-style-type: none"> NA

<ul style="list-style-type: none"> Golf Course-Zach Tyler 	<ul style="list-style-type: none"> No report Combine w/a Club report? HOA Board disappointed w/ lack of Club engagement 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Newsletter-Heather Chumbler Rich 	<ul style="list-style-type: none"> Will resign as of today 	<ul style="list-style-type: none"> Need new volunteer; format now in Publisher and very easy to pick up Consider news update via emails as a replacement to newsletter Regina to update email list 	
<ul style="list-style-type: none"> Traffic Safety/Security-Kurt Bullock 	<ul style="list-style-type: none"> Security went well during Halloween 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Social-Open position 	<ul style="list-style-type: none"> Peggy O’Sullivan, Regina Beem, Suzie Johnston currently are interim contact people for Social Com ; need volunteer for Committee head; Parade of Lights judging 12/15/24 at 1830 at Suzie Johnston’s house 11901 W. Barbary Coast—all are invited to help judge!! 12/22 at 1700 is Golf Cart Parade w/M & M’s Claus, hot cocoa, cookies at Suzie Johnston’s; 1730 the Parade starts!! Be there! Chris Bubany’s will make a Banner for front entrance; For Lights contest categories, see 49ers FB, posted at Club on flyers 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

<ul style="list-style-type: none"> • Tanque Verde Valley-Gregg Montijo 	<ul style="list-style-type: none"> • Mr Carwash going in at TV and Bear Canyon & special entrance will be built; TV & Houghton dev stalled; Bear Canyon group reports that Mariposa dev reduced 132->121 units, Mayor and Council to meet tomorrow at 1730 to discuss 	<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"> • Dawn to Dusk maintained TV roadside Nov 8th; removing invasives/mulching organics in place to create soil & improved hydration/rainwater infiltration • Kathy & friend broadcasted native seed for ground restoration 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • HOA Website-David Montoya 	<ul style="list-style-type: none"> • No report 	<ul style="list-style-type: none"> • Will add link/button/info for Title cos to contact HOA 	<ul style="list-style-type: none"> • David

<ul style="list-style-type: none"> • Welcome Committee-Heather Chumbler Rich 	<ul style="list-style-type: none"> • Shared new welcome cards w/49er logo • Shared that Welcome books take a lot of time and have a heavy focus on Club; suggests a simpler basket from the HOA emphasizing neighborhood; relevant info from Book onto website suggested • Four baskets ready for delivery from Spring new neighbors • Chris Bubany to make ornaments • Heather ill continue with welcome baskets 2025 	<ul style="list-style-type: none"> • All interested to review items in book to add to website • Need delivery • Kristen Momano may be able to pull new sales-Heather to ask her 	<ul style="list-style-type: none"> • Heather & all interested
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- Submitted by Kathy Neff, Secretary
- Meeting adjourned unanimously at 1933
- Next Meeting is the General Meeting: Monday, January 13, 2024 at 1900; Location: The Rincon Grill, David to schedule