



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

13 January 2025
 David Montoya's House
 0609-0744

Present	Kathy Neff, Jen Regan, Kurt Bullock, Gregg Montijo, Regina Beem, Zach Tyler, David Montoya
Absent	• Bill Patterson
• Guest	• NA

- Motion to pay for printing and mailing of annual Board nominations and HOA dues invoice; .75 Bear Canyon Mail Depot to provide printing/folding/ mailing; 350 max- board all approved
- Plan is to email reminders if needed.
- Budget reviewed-Dec
- - no income over last four months
- - 100 legal fees, 215 welcome baskets, 102 total for the social committee parade of lights
- - Taxes coming up Feb/Mar/April
- -Add appetizers/snacks into budget for meetings for increased neighbor attendance appeal/socialization
- - Motion approved to approve budget; passed unanimously

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- Motion made to approve Sept/Oct/Dec minutes: Unanimous approval; Did not have Nov meeting
- **For 2025 budget:**
 - - architectural dues will go directly to the architect
 - - Increase Az corp commission to 60.00
 - - AZ State tax- budget was 50 but we did not spend anything- keep jin budget just in case
 - - 2,000 dollars was budgeted for the watershed project there is still money left
 - Kathy would like to use the money to buy plants & we need a plan to water the plants- Kathy to circle back and come back with a plan to vote on- will keep the same for now
 - - Social Committee- money was underspent
 - - We want to spend the money this year
 - - Potluck- 150
 - - TEP light- checking on this-- it's 200 a year but we have a solar light there now so not sure why?
 - - Liability insurance increasing to 2200 this year from 2194
 - - Legal fees is 100 per month- budget is 2000 annually- so will decrease to 1500
 - - PO Box rent no change
 - - MISC- budget is 500- will keep at 500, and use it for food
 - - Postage 450- we used 317.00- so will decrease
 - Maintaining mailing list- we need a process for getting updates on homeowners- Zach can pull this
 - Yard sale - remove from budget 300- removing completely
 - Print cost- newsletter- we do not currently have anyone to put it together- but keep in the budget for now 1800
 - Roll off budget is 1800- we only did it once last year
 - Road increase to 3,000/year-two services per year
 - Quote for 2025- 2,950
 - Security- 800 budget only spent 240- reduce to 500
 - Welcome committee 1000.00- we spent 700-
 - 500 St Patrick's
 - 500 parade of lights
 - 1000 Halloween - use it to get a discounted rate for the party and have a kids friendly event
 - 250 website stay same (cost of host, website wservice, domain name)
 - Trees and washes 250- did not spend anything - neither Bill nor Kathy recognize this expense
 - Tax preparation 355- increase to 400
 - Red White and Boom- we paid 500 last year- discussion around do we continue this- need to understand better what that money goes towards.
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- **Total 19,181 dollars--** a little more than 2K less than last year- Need folks to pay their dues; goal is to spend only what is collected
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- Will update budget and send out for approval via electronic vote- we have 8 members and will need 6 to vote
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- Do social media push for positions- David will post- To get out this week- out by Friday per David
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- Reports:
 - Trees and washes- broadcasted native wildflower seeds to foster rainwater infiltration to groundwater verses runoff/erosion
 - David & Regina identified all HOA owner's addresses; next push is to gather email addresses
 - Zach wondering about next roll off date
- General Membership Meeting is Feb 12 at 1830
- Annual meeting- will be at club in the gazebo- let Zach know what to put on the banner- Chris Bubany might be able to help
- Zach will have a banner we can use for the monthly meetings- that we can change the date on each month