



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

8 December 2025
Call to order: 1810 Adjourned: 1914

Present	<ul style="list-style-type: none">Kathy Neff, Kurt Bullock, Regina Beem, Jen Regan, Bill Patterson, Gregg Montijo, Zach Tyler
Absent	<ul style="list-style-type: none">Bill Patterson
• Guest	<ul style="list-style-type: none">Kristen Mammana, Tyler Panno

• <u>Presentor</u>	• <u>Report</u>	• <u>Action</u>	• <u>Individual Responsible</u>
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<ul style="list-style-type: none"> President-Jen Regan 	<ul style="list-style-type: none"> Resigning 1/2026 (shared responsibilities: creates agenda, respond to emails, running meetings, communications) Jan meeting-Jen can attend to solicitude for Pres. No info from Club Adopt A Road-sign kept as have a Dawn to Dusk cleaning Security update on FB met w/positive feedback Kurt reported security costs (\$60/hr) Vandalism 12/6/25 (broken windshields, damage to vehicles) on Wagon Trail; Jan. meeting? Maybe postpone to February? 	<ul style="list-style-type: none"> Jen to call for President position to neighbors via FB Forward Adopt-A-Road contact to Neff Neighborhood Watch (interested parties include Greg, M, Kathy, Bill) Consider Security services? Check w/Sheriff as best times/days to provide security Gregg made motion to hire Security, motion seconded by Kathy, passed unanimously Will meet in Jan and Annual meeting in Feb. 	<ul style="list-style-type: none"> Tyler to obtain costs for Sandwich Board sign Kurt to contact Sheriff Need shed to store HOA stuff
<ul style="list-style-type: none"> Vice President-Open 	<ul style="list-style-type: none"> Bill Patterson taking position-TY! 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Secretary-Kathy Neff 	<ul style="list-style-type: none"> Emailed to HOA Board/ Directors 	<ul style="list-style-type: none"> Nov. minutes to be sent to Board for review Meet w/Kurt to discuss Microsoft Office products, Storage of Board materials, email access and adding users 	<ul style="list-style-type: none"> Kathy, Kurt, David Montoya- Monday Dec. 15th?

<ul style="list-style-type: none"> Treasurer-Regina Beem 	<ul style="list-style-type: none"> Nov Bank statement and Report shared; dues and expenditures per line item shared David Montoya still on bank account 	<ul style="list-style-type: none"> Motion by Kathy to approve Treasurer report -passed unanimously; Neff to post to website. Liability ins increased-paid Legal fees over budget Overall spent 3727.58 > incoming dues :(David needs to be removed from bank account and add Bill 2026 Budget? 	<ul style="list-style-type: none"> Regina to coordinate bank business w/David and Bill Regina to rough draft 2026 Budget
<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"> See President report 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Architectural Review-(CCR enforcement) Kurt Bullock, Bill Patterson, Gregg Montijo 	<ul style="list-style-type: none"> No response from neighbor 	<ul style="list-style-type: none"> Will share how it database works next meeting (leftover from Nov mtg) 	<ul style="list-style-type: none"> Kurt Kathy unable to obtain historic violations due inability to access email through GoDaddy
<ul style="list-style-type: none"> Dumpsters/Special Projects-Zach Tyler 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Golf Course-Open position 	<ul style="list-style-type: none"> No report 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

• Newsletter-All	• NA	• NA	• NA
• Traffic Safety/Security-Kurt Bullock	• See Pres message	• Bill to facilitate Neighborhood Watch program (leftover from Nov)	• Bill
• Social-Peggy O'Sullivan & Kristen Mammana	<ul style="list-style-type: none"> • Judging of yards/porches completed • Holiday Parade of Lights, Dec. 14th, Sunday; M & M Claus, hot cocoa • Parade: Meet at Barbary Coast and Soldiers Trail at 5:00 p.m. Everyone welcome! • Route TBD and based on ability for traffic flow and turn around • 	• Kristen advertising via FB	• NA
• Tanque Verde Valley-Gregg Montijo	<ul style="list-style-type: none"> • Discussed obtaining a Special Area designation-initiated by TVVA • New Circle K will not sell liquor, only beer and wine; Circle K Loop, Speedway and Bear Canyon locations TBD • HB 2928-ADU's can be attached or separate 	• Bill to consult w/Legal Counsel re: HB 2928 and how it relates to CCR enforcement	• Bill

<ul style="list-style-type: none"> • Trees, Washes & Transportation- Bill Patterson Kathy Neff 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • HOA Website- 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • Investigate GoDaddy (host) ability to store/use resident emails for Newsletters/ communications 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • Welcome Committee-Heather Chumbler Rich; Kris Mammana 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • New Business 	<ul style="list-style-type: none"> • Two boxes of prior Board info from Parralee Schneider's (prior, now deceased, Board member) son at Neff's house • Yard of House on 49er drive cleaned up 	<ul style="list-style-type: none"> • NA 	

- Submitted by Kathy Neff, Secretary
- Next Meeting: Monday, January 12, 2026 at 1800-1930; Location: The Rincon Grill Clubhouse; ALL are welcome!