



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

8 December 2025  
Call to order: 1810 Adjourned: 1914

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

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

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

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

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