



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

9 March 2026
 Call to order: 1808 Adjourned: 1924

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

<ul style="list-style-type: none"> <u>Presentor</u> 	<ul style="list-style-type: none"> <u>Report</u> 	<ul style="list-style-type: none"> <u>Action</u> 	<ul style="list-style-type: none"> <u>Individual Responsible</u>
<ul style="list-style-type: none"> President-All 	<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"> Vice President-Bill Patterson 	<ul style="list-style-type: none"> Sent TY's for neighbors who gave > annual due amount of \$65; getting closer to sending trial email to update all neighbors through GoDaddy from HOA Julie Emms is unable to be President Shared new legal counsel prospect 	<ul style="list-style-type: none"> Board approved to proceed w/ engagement letter Engagement letter to be signed through DeConcini, et al to retain Anthony Z. Holbrook 	<ul style="list-style-type: none"> Bill
<ul style="list-style-type: none"> Secretary-Kathy Neff 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> Gregg made motion to approve January Minutes; Bill 2nd-> approved unanimously 	<ul style="list-style-type: none"> NA
<ul style="list-style-type: none"> Treasurer-Regina Beem 	<ul style="list-style-type: none"> Feb Bank statement and Report shared; dues and expenditures per line item shared Dues received from over 50% of neighbors, 152 neighbors; Consider keeping HOA meeting in a secured return investment on 25 K (Ally, electronic bank, savings account, 3-4% ROI) 	<ul style="list-style-type: none"> Gregg made motion to approve Feb Treasurer report, Kathy 2nd-> approved unanimously Regina to provide list of neighbors who have paid to Bill Motion made for Regina to investigate Ally savings account and, if there's no cost to open account, will transfer 25K; Kathy->2nd::unanimous approval 	<ul style="list-style-type: none"> Regina
<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"> • NA 	<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"> • Approved a Bathroom addition on Sutter Mill, smooth process 	<ul style="list-style-type: none"> • Will share how database works next meeting (leftover from Nov/Dec/Jan/Feb/March mtg) • Regina, Bill and Kathy to submit their reviews/ approval for HOA database to Kurt 	<ul style="list-style-type: none"> • Bill, Regina, Kathy, Kurt
<ul style="list-style-type: none"> • Dumpsters/Special Projects-Zach Tyler 	<ul style="list-style-type: none"> • Plans to schedule-date not yet determined 	<ul style="list-style-type: none"> • Zach to schedule • Kristen to reach out to Zach 	<ul style="list-style-type: none"> • Zach & Kristen
<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
<ul style="list-style-type: none"> • Newsletter-All 	<ul style="list-style-type: none"> • Bill to trial newsletter via GoDaddy 	<ul style="list-style-type: none"> • Kathy and Kristen to submit articles ASAP 	<ul style="list-style-type: none"> • Bill, Kristen, Kathy
<ul style="list-style-type: none"> • Traffic Safety/Security-Kurt Bullock 	<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"> • Social-Peggy O’Sullivan & Kristen Mammana 	<p>St. Patrick’s Day event coming up; Easter egg hunt? Bill, Stacie White, Alice Rodriguez, Kristen to possibly coordinate Add a Pay your Dues station?</p>	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • Bill & Kristen
<ul style="list-style-type: none"> • Tanque Verde Valley-Gregg Montijo 	<ul style="list-style-type: none"> • No report 	<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"> • 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"> • No report 	<ul style="list-style-type: none"> • NA 	<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"> • Consider eliminating welcome book to decrease redundancy (same info provided by Title Company) and exchange gifts with Club restaurant gift certificate, pdf of info, Bubany ornament; delivered to the door • No report of Welcome basket delivery past 3 months 	<ul style="list-style-type: none"> • Kristen to discuss with Heather • Bill and Kathy offered to deliver welcome baskets 	<ul style="list-style-type: none"> • Kristen

<ul style="list-style-type: none">• New Business	<ul style="list-style-type: none">• NA	<ul style="list-style-type: none">• Kathy made motion to add Kristen to Board, Bill 2nd ->unanimously approved	<ul style="list-style-type: none">• NA
----------------------------------------------------------------	------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------

- Submitted by Kathy Neff, Secretary
- Next: Monday, April 13, 2026 at 1800 Location: The Rincon Grill Clubhouse; ALL are welcome!