



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

11 August 2025

Call to order: 1801 Adjourned: 1904-1910

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

• <u>Presenter</u>	• <u>Report</u>	• <u>Action</u>	• <u>Individual Responsible</u>
• President-David Montoya	• David & Bill to meet with HOA lawyers on several issues	• NA	• Will call TEP
• Vice President-Jen Regan	• No report	• NA	• NA

• Secretary-Kathy Neff	• No report	• Motion by Bill to approve July minutes-passed unanimously; Neff to post to website	• NA
• Treasurer-Regina Beem	<ul style="list-style-type: none"> • July Bank statement and Report shared; dues and expenditures per line item shared • TY for neighbor who back paid for last several years! • Has list of addresses of who has paid dues • Would like emails from all-please send to Regina 	• Motion by Kathy to approve Treasurer report -passed unanimously; Neff to post to website.	• NA
• Committees-Director			
• Adopt A Road-Open position	• No report	• NA	• NA
<ul style="list-style-type: none"> • Architectural Review-David Montoya • (CCR enforcement) • 3 positions open-please consider volunteering 	<ul style="list-style-type: none"> • Group would like to see proposals that come in • Articles of Incorporation received (Bill) • Need list of modifications that has been done since 1985 	• NA	• Bill to obtain list of modifications
• Dumpsters/Special Projects-Zach Tyler	• NA	• NA	• NA
• Golf Course-Open position	• No report	• NA	• NA
• Newsletter-All	<ul style="list-style-type: none"> • Newsletter planned to distribute • Will stick w/advertising of 1/4 page at \$75 	• NA	• NA
• Traffic Safety/Security-Kurt Bullock	• No report	• NA	• NA

<ul style="list-style-type: none"> • Social-Peggy O’Sullivan & Kristen Mammana 	<ul style="list-style-type: none"> • 90’s theme Halloween Party at the Club (adults only), Friday,Oct. 24th; HOA to support in some way • Chris Klok to DJ by the pool Friday, Aug. 23rd-Please join in!! 	<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"> • 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"> • Dawn to Dusk provided service 8/7/25 • Regina to request sand cleared from Cape Horn • Sand in inner wash to be cleared by Pima Co. per Bill • TY, David Montoya, who cleared inner wash after recent storm 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • Kathy
<ul style="list-style-type: none"> • HOA Website-David Montoya 	<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"> • Welcome Committee-Heather Chumbler Rich; Chris Mammana 	<ul style="list-style-type: none"> • Two baskets going out 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA

<ul style="list-style-type: none"> New Business-David Montoya 	<ul style="list-style-type: none"> Meeting w/Mayor Romero at Bear Canyon re: city planning; ADU's being considered; affordable housing being considered (Bill) Stay off GC when sun up End of the month, the three HOA Presidents and one rep from Arbor Vista will meet end of month (Bill) Yard Sale end of November (Bill) 	<ul style="list-style-type: none"> NA 	
--	---	--	--

- Submitted by Kathy Neff, Secretary
- Next Meeting: Monday, September 8, 2025 at 1800-1930; Location: The Rincon Grill Clubhouse; ALL are welcome!