



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

11 May 2026 (Draft Minutes)
 Call to order: 1800 Adjourned: 1910

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

| <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"> NA | <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"> NA | <ul style="list-style-type: none"> Regina made motion to approve April Minutes; Kristen 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"> April Bank statement and Report shared; dues and expenditures per line item shared Revenue > expenditures- doing well Bill found CD to hold \$'s; 15 month term, 5% return; Regina and Bill to investigate | <ul style="list-style-type: none"> Julie made motion to approve April Treasurer report, Kristen 2nd-> approved unanimously Kathy made a motion to approve Bill and Regina to investigate transfer of HOA account \$'s into CD ->Kristen seconded; unanimously approved | <ul style="list-style-type: none"> Regina and Bill |
| <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"> Cancelled program due to lack of involvement Kathy to continue trash pick up as able | <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"> NA | <ul style="list-style-type: none"> Will share how database works next meeting (leftover from Nov/Dec/Jan/Feb/March/April mtg) | <ul style="list-style-type: none"> NA |
| <ul style="list-style-type: none"> Dumpsters/Special Projects-Zach Tyler | <ul style="list-style-type: none"> April dumpster went well; neighbor request for a third date A neighbor threw in tree branches which was not an acceptable item and prevented others from using dumpster | <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 |
| <ul style="list-style-type: none"> Newsletter-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"> 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 | <ul style="list-style-type: none"> • Reconvene to brainstorm ideas | <ul style="list-style-type: none"> • Reconvene | <ul style="list-style-type: none"> • Social committee |
| <ul style="list-style-type: none"> • Tanque Verde Valley-Gregg Montijo | <ul style="list-style-type: none"> • No news on Circle K moving into old B of A building; plan is to close TV and Sway/Houghton Circle K’s | <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 submitted annual quote, not bill • HOA to pay for April service, monitor roadside, Kathy to report back with professional service needs; will be a cost savings | <ul style="list-style-type: none"> • Request April service bill to be sent to Regina • Monitor roadside for invasive plants, trash and service needs | <ul style="list-style-type: none"> • Kathy |
| <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 changing welcome basket; add one month Club membership? Keep Bubany ornament? Electronic copy of binder? | <ul style="list-style-type: none"> • Kristen to facilitate | <ul style="list-style-type: none"> • Kristen |

| | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> New Business | <ul style="list-style-type: none"> Can we email Annual meeting notice, Ballots, Dues; when do we approve Annual Meeting minutes Bylaws state meeting scheduled for Jan but usually in Feb HOA payments When can HOA table an event to obtain emails E bike incident; rider lives outside of subdivision, Gold Dust violation; Pima County action unknown Gregg made motion to end meeting, Kristen seconded; unanimously approved | <ul style="list-style-type: none"> Bill to ask our attorney Change bylaws to reflect historic practice? Try QR code and ask for name, email, address and payment October events HOA has no enforcement role, please call Sheriff-Kristen/Greg to educate on FB Pending new attorney response | <ul style="list-style-type: none"> Bill Kathy suggests “as soon as possible thereafter” verses specific month of Jan Kathy to ask Kurt about QR code Social committee Kristen & Greg |
|--|--|--|---|

- Submitted by Kathy Neff, Secretary
- Next: Monday, June 8, 2026 at 1800 Location: The Rincon Grill Clubhouse; ALL are welcome!