



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

Annual general board meeting  
February 10, 2026; 1805-1925

Annual General Board Meeting  
23 attendees

Bill Patterson, VP report:

- All volunteer Board
- Board introduced themselves
- Connie to volunteer on Board
- Julie Emms to volunteer as President
- Please send payment via Zelle-it's a huge amount of work for our Treasurer, Regina, to process checks
- Wendy Cross, GM & Kris Kloc reported out-installed new rope lighting on fences; resurfaced cart paths; new bunker sand, tree trimming and chipping for the course ongoing; irrigation and portable irrigation ongoing; purchased many pieces of equipment; new golf carts; driving range netting repaired; restaurant decor updated, lots of events; new Chef Cody; future includes new pool decking, new patio furniture,
- Requests increased input from neighbors
- Please volunteer for any committee
- Survey responses shared, 20 neighbors responded
- Use website, FB, meetings to obtain neighborhood information
- Accomplishments: St Patty's Event, CCR enforcements, Parade of Lights, Dumpsters, Roads and Washes
- Website: Add survey to web, ask for more donations to HOA
- Goals: Work on Security, Social

Regina Been, Treasurer report:

- 2025 not a good dues collection year due to mailings; collected 10K which is half of what could come in from approx 316 lots; expenses 14K; approx 42 K in the bank currently; no money spent on some social, grant designation; if more \$'s->could increase social, TV road maintenance, security (approx \$240/4 hours)

Arch Review-hired legal counsel; 2 cases being pursued; all neighbors to be the eyes and ears for CCR' and can report to Board; if concerned, please call Pima County for enforcement

Kristen Mammama-Social:

- Solicited participation for events; difficulty to sustain events, need volunteers; consider active event- Turkey Trot, Kids activities, Food Truck

Kathy Neff, Secretary:

- Made a motion to pass 2025 Annual Meeting minutes, Jeff Neff 2nded the Motion; passed unanimously
- Reported on revegetation of Tanque Verde roadside and shared an example of invasive buffalo grass. Neighbors please see Kathy with questions, the vigilant to eliminate this invasive and highly flammable grass.

Regina Beem made a motion to pass 2026 Budget, Jeff Neff 2nded the Motion; passed unanimously

Greg Mammama has offered to be an area leader and will need many block leaders to support a neighborhood watch through the Pima County sheriff department. This is not a HOA committee/proposal, but an announcement to solicit Block leaders. Please contact Greg if interested.

Next HOA meeting: Monday, March 9, 2026; 6 PM, Rincon Room