

Forty-Niner Estates Homeowners Association

September 11, 2025

Subject: Meeting Minutes

To: Forty-Niner Estates HOA

The meeting was convened at ~610PM in the Rincon Room. David Montoya, Bill Patterson, Gregg Montijo, and Regina Beem were present. Peggy was present to talk about social events.

Agenda:

1. Meeting with other HOAs. We held it on Sept 4 in the club. There are 6 different groups in the 49er area (TV wash to TV road, Conestoga to Wentworth). They will tell their groups about volunteer needs, events and collect group issues). Patterson agreed to send out a map. Patterson has the email addresses and will send them to HOA Secretary.
2. Social events. Regina would like to see a few added. For example, Boots and Brews. Club Halloween Party is Oct 24. We may help with volunteers but no \$. Peggy is looking for volunteers
3. Tanque Verde Valley Association. Circle K wants a full liquor license for the new Circle K at intersection of Houghton and Tanque Verde. TVAA is mobilizing to oppose that.
4. Newsletter. It should be out this week. David is pushing. We will print enough to cover the 49er area.
5. We have an architectural review committee: Bill, Kurt (if he agrees) and Gregg. We will begin to populate the approval database. We will establish a notification process to keep process anonymous.
6. Lawyer and CCRs. We presented the memo for record on legal meeting. Bill will send a copy to the secretary for inclusion in HOA permanent records.
7. CCR enforcement. We agreed to have the lawyer send the first letter to our one known CCR violator. Cost will be \$450 and it is within normal business so did not need approval. Lawyer has agreed on info needed and we are collecting that info.
8. Finance. We approved an increase in budget for welcome books. We approved the financial statement.
9. Halloween. We agreed that construction type lights at key intersections would increase safety. Kurt is checking out costs.
10. Actions for October meeting
 - a. Decision on Halloween extra lights
 - b. Someone to work with club on info
 - c. Status of CCR enforcement letter
 - d. Status of Architectural review approvals

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- e. Documents HOA needed for CCR enforcement letter from lawyer (dated complaint, photo, board minutes, dated letter from HOA, correspondence from property owner or memos of conversation?)

William N. Patterson

Forty Niners HOA