

# **ASOCIACION DE VECINOS DE LA COLONIA LAS AMAPAS A.C.**

## **ORDINARY MEETING, FEBRUARY 5, 2016 AT ACT II BUILDING**

Meeting was called to order at 10:15 am by Tom Swale, President of the Association who presented the ANA Board members Don Pickens Treasurer, Harris Spiridonidis Secretary, Gene Mendoza Board Member responsible for Police Relations, Javier Jimenez Board Member responsible for Streets and Infrastructure, Sylvia Toy Board Member responsible for Membership, and Robin Spencer Board Member responsible for Social and Special Events. He also introduced Viviana Teston, the full time ANA Administrator and thanked all of them for their hard work. Additionally, he thanked Act II and Danny Mininni for their support. Sylvia also expressed her gratitude to all the volunteers who helped organize this meeting.

Tom Swale mentioned that ANA is a Neighborhood Association with neighbors and businesses working together to improve the quality of life in Amapas. We partner with volunteers, City Hall and other associations to improve security, make our streets cleaner and safer, encourage responsible development, make our beaches cleaner and more accessible, and foster a sense of neighborhood through social activities.

### **1. Appointment of the President and Secretary of the Assembly**

Tom Swale and Harris Spiridonidis were nominated by Gene Mendoza and seconded by Don Pickens to serve as President and Secretary of the Assembly respectively. The motion carried unanimously.

### **2. Appointment of Vote Counters**

Elroy Quenroe and Ken Case served as Vote Counters.

### **3. Quorum and Legal Convening of the Assembly**

Tom Swale convened the Assembly at 10:30 am. There were 94 members and proxies, not enough for a quorum. The first call was closed. Tom Swale made the second call and a quorum was established with 95 members and proxies, thus the General Assembly was declared legal. He mentioned that the minutes of the 2015 General Assembly had been posted on the ANA website and moved to approve, seconded by Gardner Tonigan. The 2015 General Assembly Minutes were approved by unanimous vote.

### **4. Board Election and Appointment of ANA Manager**

The present Board Members are staying for another year. Tom asked for any floor nominations and there were none. Myrna Brown moved to elect this slate of Board Members by acclamation, seconded by Rolph Engstrom.

The following Board Members were acclaimed unanimously:

President:	Tom Swale
Secretary:	Harris Spiridonidis
Treasurer:	Don Pickens

Security Vocal: Gene Mendoza  
Streets Vocal: Javier Jimenez  
Membership Vocal: Sylvia Toy  
Social&Special Events Vocal: Robin Spencer

The new 201 Board was seated.

Myrna Brown moved to appoint Viviana Teston as ANA Manager and was seconded by Gardner Tonigan. The motion was unanimously approved.

## 5. **Report from the President**

Tom indicated that 2015 was a “building year”. It started with some problems due to the loss of information regarding membership when the previous manager decided to resign. Thankfully, Sylvia Toy took charge and filled the gaps in our information.

In April 2015, we had another stroke of good luck as we were able to hire Viviana Teston as our new full time ANA manager. An experienced bilingual professional with a law degree, Viviana is talented, educated, and dedicated to our cause. Through her efforts, we are better organized and have better relationships with City Hall.

Along with Viviana, we have been able to retain the experienced engineer Fernando Hernandez as Project Supervisor and he has proved his worth in working with Obras Publicas.

Joining our team, Oscar Hernandez is an experienced, well-regarded engineer, a seasoned veteran of City Hall. He is helping us navigate the maze of City bureaucracy and improve our communications with PDC.

Also with us today is ANAs Urban Planning Consultant Alfonso Banos who guided us through the Development of District 9 Plan Parcial and continues advising us on Planning Issues.

### Relationship with City Hall

With the help of Viviana, Fernando and Oscar, and as a result of our own consistent efforts to improve the neighborhood, ANA has developed personal relationships with officials as well as cooperation and mutual respect with City Hall and its various departments. For example, joining us in a recent ANA breakfast came the new Police Chief, the new Director of Transito and her Deputy Director, the head of Bomberos, the new Director of Planning, and two senior Representatives from Obras Publicas.

### Streets

Recent projects are as follows:

- Street lights on Highway 200, Pulpito to Los Pinos
- Five new crosswalks on Highway 200
- Continuation of our 50/50 Program for neighborhood improvements including:
  - Widening the Suites Claudia stairs and adding a metal safety handrail

- Ten more trash barrels
- Ninety bags of cement to fill potholes and resurface Hortensias
- A new heavy duty surface street drain on Hortensias
- Introduction of regular Amapas Administrators breakfast meetings
- Introduction of Plastics Recycling Program
- First-ever ANA Dinner Dance where Diane Walsh donated \$25,000 pesos
- Collaboration with PDC and Conchas Chinas HOA

Obviously, all the works carry a maintenance cost in addition to initial costs. For example, painting the crosswalks resulted in a cost of \$25,000 pesos for paint and supplies. Now, we need to repaint twice a year with a longer-lasting paint and working with Transito on putting warning and speed limit signs.

## **6. Financial Report for 2015**

Don Pickens, treasurer presented the Treasurer's Report for 2015. He mentioned that ANA started 2015 with \$110,404 pesos and ended the year with \$124,977 pesos. The total income for 2015 was \$542,411 pesos, of which 52% was derived from FMBs, 13% from individual memberships, 18% from fundraisers, 15% from donations, and 2% from businesses. The total budget was for \$711,180 pesos with expenses of \$526,579 pesos. The main expense areas included \$120,381 pesos for Administration, \$156,373 for Junta Vecinal (JV) expenses including legal, \$64,674 for membership, meetings, events, and fundraisers, \$14,609 for neighborhood security, and \$170,092 for streets and infrastructure. ANA's policy is to balance the need for transparency versus the concern for privacy regarding wide dissemination of financial information outside the membership. ANA reports to all members about income and expenses on a quarterly basis and Treasurer will post quarterly statements by category confidentially (password protected) on the ANA website. Members who desire to inspect the books and bank statements at the transaction level are invited to visit by appointment the Treasurer or Administrator.

## **7. Objectives, Priorities, opportunities, and Challenges for 2016**

Tom Swale thanked the members for accepting a slight increase in membership fees for 2016. He reminded the advantage for both ANA and members in having Full Members Buildings (FMBs) as opposed to individual memberships and emphasized the importance of continuing our efforts to recruit more FMBs like Avalon, Paramount Bay, Sayan etc.

He said that 2016 could be a year of implementation, focusing on broadening our relationships with the City and PDC to promote our specific goals. The most important are the reauthorization of District 9 Plan Parcial and the approval of a set of regulations leading to approval of Visto Bueno for Amapas. In such case, all new construction projects as well as projects related to remodeling and expansion will require ANA review and approval prior to the issuance of building permits.

To deal with the notable deterioration of our streets and the trash collection problems will require an ambitious program that far exceed the available financial resources. Thus, we need to construct trash containment structures in the beach areas, along Highway 200, and in different hill collection areas, and to also pave the sidewalk along Highway 200.

Another important project will be to repave Hortensias, from Highway 200 to La Cima 1, with two continuous grooved 1.5-meter concrete tracks. That will provide a better traction and smoother ride for everybody driving through that area and benefit 200 homes and apartments along Hortensias and Gardenias. City Hall has agreed to provide the labor if we provide materials and supervision at an estimated cost of \$200,000 pesos. ANA will hold and disperse funds and supervise the work. Neighbors that are to benefit the most will share costs through contributions to ANA treasury. Funds will be returned in full if we do not reach our goal. The expected contributions are \$4,000 pesos for a private home, \$10,000 pesos for a small condo building and rising according to number of building units to a maximum of \$70,000 pesos. All contributions must be received by April 15, 2016.

An essential project is to shore up Los Pinos and adding a new curve at the erosive landslide. The problem has been erosion caused by cascading rain water. A letter from the City declares it a public hazard and the city could impose eminent domain on the building owner.

In regards to the Recycling Program for 2016, it now includes both plastic and aluminum with fifty participating buildings. The 2016 pickup schedule includes one pickup monthly for the months of April through September, two for October, November and March and three for December, January and February for a total of 24 pickups for the year. The cost-sharing annual fee schedule will be \$2,000 pesos for single families and buildings with 10 units or less, \$3,000 pesos for 11-19 units, \$4,000 pesos for 20-39 units and \$7,500 pesos for buildings with more than 40 units. There will be a 25% surcharge for participating non-members. The annual commercial/business rate will be \$5,000 pesos.

Finally, ANA will collaborate with the Conchas Chinas HOA to help furnish the substation located at the second Conchas Chinas entrance to be used as southern headquarters by Police, Transito, Bomberos, and Ambulances providing a 24/7 coverage for the area extending from Basilio Badillo to Garza Blanca. Gene Mendoza has worked with the City preparing a list of necessities to furnish reception and work areas, kitchen, showers and dormitories. The funding needs may reach \$100,000 pesos and a fundraiser is planned for February 29.

## **8. Approval of the 2016 Budget and Membership Fees**

Don presented the proposed expense budget for 2016 and indicated that it provides for a small increase to \$731,674 pesos. Proposed expenses will be comparable with those of 2015 with slight increases for contingency, administration, Junta Vecinal/Responsible Development and slight decrease for membership. The projected income for 2016 includes \$82,500 pesos from 55 individual members, \$318,500 from 245 full building members, and \$22,500 pesos from 15 business sponsors, thus resulting in \$423,500 pesos projected membership income. He also expects \$183,500 pesos in donations plus \$124,976 pesos from the 2015 carryover.

Tom asked for further comments or proposals for change of the 2016 budget and there were none. Rolph Engstrom made the motion to approve, seconded by Susan Wiseman. The budget was approved by unanimous vote. At this point, three members donated 1000 USD each from the floor.

## **9. Other Matters**

The next item was changes to ANA Bylaws.

Membership Qualifications and Fees: Members must reside, own property, or a business in Amapas and pay an Annual Membership Fee, set by the Board and ratified in the approved Budget

Quorum: First Call Quorum is 50% of the memberships plus one, Second Call Quorum is the members present

Visto Bueno: The Board has authority to participate with City Hall in the granting or withholding approval for New Businesses, new construction or remodeling of existing structures, and other circumstances as they may occur.

Administration of Joint Funds: The Board is authorized to administer joint funds with City Hall in the event of a collaboration agreement

Board Vacancy: When a Board Vacancy occurs, the remaining members may appoint a member Pro Term who will have full voting rights and responsibilities and serve until the next election.

Susan Wiseman moved to approve the changes and was seconded by Pat Kelly. The changes were approved by unanimous vote.

#### **10. Nomination of Representatives to Formalize the Ordinary Meeting minutes before the Notary**

There being no new business, it was voted by acclamation that ANA have Tom Swale and Harris Spiridonidis notarize and file the Ordinary Meeting minutes of 2016 before the Notary.

#### **11. Date for the 2017 Annual Meeting**

The final item on the agenda was choosing a date for the 2017 Annual Meeting and Tom proposed to hold it on Friday February 10, 2017. Pat Kelly moved to approve and was seconded by Betty Gable. The motion passed unanimously.

The Ordinary Meeting was adjourned at 12:15 pm.

Immediately following adjournment, a brief informal Question and Answer session was held. Members mentioned the lack of Police response to noise complaints at Avalon. Regarding the placement of speed bumps on Highway 200, Gene Mendoza informed the members that only the Federal Government can approve it but we could put speed redactors with City Hall approval. Regarding the Highway 200 sidewalks, Viviana and Tom walked along them all the way to the OXXO store in Conchas Chinas and noticed plant overgrowth and landslides. ANA will arrange to trim overgrowth and talk to the City about removing the rocks. Finally, regarding the risk for development in the jungle between La Cima 3 and Avalon, we don't have any evidence for issuance of a new permit but an old permit could always reemerge.

Respectfully submitted

Harris Spiridonidis

Secretary