

Amapas Neighborhood Association

Meeting Minutes



Location: ANA Office

Date: Wednesday, February 18, 2025

Time: 10:00 a.m. local time

Attendees: Gary Green, President; Steve Clarke, Treasurer; Will Murdoch, Secretary; Dawn Stephens, Jaime Tril (via zoom), Viviana Teston, Administrator

Absentees: David Salter (vacation); Robert Howell (unknown)

1. Call to Order

Meeting was called to order at 10:04 a.m.

2. President's Updates

- David Salter will not be running for the Board in 2026 due to his pending relocation to Mexico City.
- Gary, Steve, and Will met with Andrew Hennen, owner of The Hideout/Boozy Pops. We agreed to work with him to raise funds for his local charity support of at-risk youth and the maintenance of the Amapas Stairs. We will tentatively call the program "Chalk It Up For Kids".

3. Action Item Reviews

Action items were reviewed and updated. Open and Past Due action items will be discussed at the next meeting.

4. Secretary's Report

Minutes from January 21, 2025 meeting were approved.

5. Treasurer's Report

The detailed financial report through January was approved. A general summary is below.

ANA Income/ Expenses As Of January 31, 2026

	Annual Budgeting	Year To Date Actual	% +/- Budget
Income			
Opening Balnce	152,805	152,805	
Membership Fees	537,000	5,200	11%
Project Doations	1,052,000	945	10%
Total Income	1,741,805	158,950	19%
Expenses			
Administration	654,989	52,845	18%
Project Expenses	902,000	36,049	14%
Total Expenses	1,556,989	88,894	16%
Income Less Expenses		70,056	

ANA ended 2025 with \$153,000 in the bank to carry forward into 2026. There were many expenses in January, so it is very important to get all Full Building Members' dues paid as early as possible in the year.

The old tax bill has been paid, \$109,000 including the penalties. Going forward with our new accountant, ANA should not experience a situation like this again.

Paramount Bay owners have requested a meeting with Gary and Steve to present the benefits of ANA to their owners.

The Board agreed to again give owners in buildings who abandoned their Full Building Memberships last year's per unit FBM rate to encourage them to join individually.

We have a balance of \$42,000 available to Calle Santa Barbara related repairs and improvements. We may need to make separate ask for the repairs and maintenance for the Amapas Stairs this year.

6. Road to Safety

First Priority: Topes & Crosswalks

Viviana will continue her daily follow ups with our contacts with the City. The Board agreed that whatever the City prefers (topes or buttons) should be installed as soon as possible.

The Board agreed that ANA cannot become involved with any calls for petitions to the City to address the issue of Highway city. The Association will continue with meetings with the City, avoiding any impression we support legally questionable actions of non-citizen residents.

Second Priority: Access stairs

Current estimate is \$350,000 - \$400,000 for two sets of stairs. Some of these funds have already been received from buildings on Calle Santa Barbara. We are waiting to see what the City will provide for materials and labor before committing to starting this work.

Third Priority: Pulpito/Mirador pathway

Photos, plan description and general cost estimate of \$186,000 was given to the McPhersons.

Fourth Priority: Emergency Evacuation Plan

We still need to gather a few current plans to develop a "fill in the blank" type of template to share with Amapas buildings.

Fifth Priority: Los Pinos highway crack

We are waiting for the City when the work will be done, so that we can pay for the asphalt.

Sixth Priority: Highway Lighting

City crews were distracted with pier lighting issues. Part of the highway lights that are out were intentionally shut off due to electrical issues. Work should resume soon.

Item	Owner	Deadline	Action	Recipient	Status
72	Viviana	2/18/26	Send photos and budget estimate for RTS Pulpito/Mirador railing, stairs and lights to the McPhersons and Sayan building.	McPhersons & Sayan BOD	Closed
			<i>Photos and an estimate of \$186,000 was shared with the McPhersons.</i>		
73	BOD	12/31/26	Create "boilerplate" Emergency Evacuation Plan from available plans to distribute to ANA members	BOD	Ongoing
			<i>This will continue during the year, with expectation to get buildings fill in the template by year end to be presented to the City.</i>		
28	Viviana	5/9/2025	Forward dates from the city for first Highway 200 tope installation	BOD	Ongoing
			<i>We continue to ask for updates from the City to share schedule with ANA members.</i>		

29	Viviana	2/18/26	Confirm the "speed reducing buttons" are the correct type, and order more for the following intersection installations.	BOD	Re-Opened
			<i>The city has again stated the current buttons are appropriate (but this may change yet again).</i>		
59	Viviana	10/31/25	Get cost for 2 – 3 cubic meters of asphalt to repair the Los Pinos highway crack, with remnants to repair the growing number of potholes on Calle Hortensias from the Mayamar construction traffic.	BOD	Ongoing
			<i>ANA is still waiting for the schedule and cost estimate from the City.</i>		
60	Viviana	10/31/2025	Ask developers of Mayamar to donate the cement/asphalt needed to fill the growing number of potholes on Gardenias and Hortensias due to their construction traffic.	BOD	Closed
			<i>The developer has committed to making these repairs when the construction is completed. However, that could be several years from now. We may need to look for other options, or ask them again to do the work now (and likely again at the end of construction).</i>		
68	Viviana, Gary	11/30/25	Viviana and Gary will write a message about Highway Light repairs to send to members.	BOD	Closed
			<i>A message was shared about the light repairs. Some work will continue as well.</i>		

7. Business Membership Update

Jaime will follow up again with La Capella after he returns to Vallarta for another meeting to discuss their Business Membership, with gift certificates to be raffled in lieu of membership dues for 2026.

Item	Owner	Deadline	Action	Recipient	Status
15	Will	3/31/2025	Follow up with La Capella contact for Business Membership	BOD	Ongoing
			<i>Jaime and Will continue to try to engage the management to find time to finish discussions on the Business Members.</i>		
78	Viviana	2/22/26	Follow up with Marcela Resort about their promotional mailing to ANA members.	BOD	Closed
			<i>Viviana is waiting for Marcela to return her message.</i>		

8. Second Saturday Clean Up

The cost for the plaque and supplies for the Tom Swale memorial wall is about \$15,000. Don Pickens and Steve Swale both pledged to cover the costs. It was suggested we install a plaque noting the donors and volunteers who support the 2026 refurbishment of the wall.

The next regular Second Saturday will be held March 7 (a week earlier than normal to avoid conflicting with Rock The River). The location is TBD.

The next clean-ups will be April 11, May 9, and June 13.

Item	Owner	Deadline	Action	Recipient	Status
71	Viviana	1/21/26	Viviana to get costs for materials and labor to replace the damaged plaque and wall of the Tom Swale Memorial, and coordinate the work with Steve Swale, who has agreed to pay for the repairs.	BOD	Closed

The plaque and materials will be ready for the Second Saturday, and donors are committed to support the costs.

9. Social Committee Update

Navidad Tropical

ANA has still not paid the bill for to Marcela. This was all to have been done in December and needs to be completed immediately.

Monthly Mixers

The February event is targeting to be at La Langosta Loca around February 18. Jaime will reach out to the owner to confirm date and time. There will be no Mixer in March due to Rock The River.

Rock The River

We have confirmed the date for 3/14/26 at La Huerta with The Lovers playing. The registration link is ready and marketing needs to start right away.

There will be only one raffle drawing of fewer but more valuable packages. There will be two 50/50 drawings to allow people to leave early, or wait for the final larger draw. Tickets for both will be 1 for \$100, 3 for \$200, and 10 for \$500.

To simplify logistics, we will use La Huerta's table numbers and there will be no additional table decorations. Tickets will sell for admission only, not to reserve a specific table on the floorplan.

12:00	Volunteers arrive
12:45	Ready to open
1:00	Door Open
1:20	President's Welcome
1:30	Band Opens
2:20	50/50 Drawing
3:20	Raffles
4:20	50/50 Drawing
5:30	Bend ends, Board Thank You's
6:00	Event Ends

The event will be marketed as Cash Only for La Huerta food/drink. Ticket sales will end 10 minutes before each drawing. ANA tickets can be purchased by cash or credit.

Viviana will approach L. Tello at the City to buy tickets in support of ANA, as we do for their events.

Monthly Meet and Greets

The February event is targeting to be at La Langosta Loca around February 18. Jaime will reach out to the owner.

Item	Owner	Deadline	Action	Recipient	Status
80	Viviana	2/20/26	Viviana to ask L. Tello to purchase RTR tickets in support of ANA.	City	New
81	Viviana	2/25/26	Viviana to get small RTR posters printed to be hung around town for marketing	BOD	New

10. Administration & Membership (Individual, FBM)

Gary emailed members who have not yet paid for 2026 dues to encourage them to pay before the AGM.

Viviana still needs to pay Marcela Resort for expenses from the holiday party.

Our Constant Contact email bounces are being resolved bit by bit. The percent bounces are going down, due to temporarily inactivating bouncing address. As these are resolved they can be added back in.

Viviana confirmed that the area near the Estrella Del Mar/Villas Loma Linda trash enclosure is not a restricted parking area. Vehicles, including large tour busses, are allowed to park there. If the safety issues continue, ANA will need to ask the City to evaluate the situation and specifically mark the area as No Parking.

It was noted that the storm water grates at Hortensias and Highway 200 are falling apart and the City needs to make an urgent repair.

Trucks continue to engine brakes on Gardenias/Hortensias and the Highway still. A meeting is needed to address this.

The Board discussed some confusion of residents, many who aren't ANA members, about what the Association is able to do, and what capacity we have to assist with issues. Many issues coming in are beyond what the Association can, and should, be involved with. We may need to clarify this for our members and clarify on our website.

There is no update on the City's proposed forum on Rental Platform law changes. Once a date is known, we can notify our owners who are still in town to attend.

A meeting is scheduled for February 23 with the City and Calle Santa Barbara residents, hopefully at one of the Sayan buildings. We are hoping to get firm answers to our questions before the AGM.

Item	Owner	Deadline	Action	Recipient	Status
70	Viviana	1/21/26	Start the revision of Junta of Amapas members, aligning with ANA Board of Directors.	BOD	2 months past due
			<i>Work has not yet started on this. This is urgent and needs immediate attention.</i>		
67	Gail Arnold <i>(prev. Viviana)</i>	Ongoing <i>(prev. 11/30/25)</i>	Send a list of all Constant Contact email problems to the board and correct any incorrectly formatted email addresses. <i>Gail Arnold continues to review the list and update where possible.</i>	BOD	Ongoing
76	Viviana	1/28/26	Add to agenda for next ANA meeting with the city parking on Hwy 200 near EDM/VLL trash enclosure. <i>Viviana confirmed the area is not restricted. A specific request would be needed change the parking there.</i>	BOD	New
77	Viviana	1/28/26	Contact City manager and Mayamar developer about the use of engine brakes. <i>This continues to be an issue, and a meeting needs to be scheduled to discuss.</i>	BOD	Open
79	Viviana	3/18/26	Contact City about the failing concrete and rain water grates at Hortensias & Highway 200 before a car falls into the growing hole.	City	New

11. Amapas trash issues

A meeting with the local businesses on Calle Igualdad is still pending to get scheduled.

Item	Owner	Deadline	Action	Recipient	Status
74	Viviana	2/22/26	Schedule meeting with management from Casa Cupula, Michichavas, Ron Morgan, the taxi companies, and Red Ambiental to discuss trash and road blockage issues on Calle Igualdad.	BOD	Open
<i>Viviana is still working to set a meeting schedule, ideally before the AGM in March.</i>					
75	Viviana	2/28/26	Resend the contact information for trash collection issues to the ANA WhatsApp groups, reminding users that the Safety group posts are for urgent issues (not trash collection), and must be posted in Spanish.	BOD	Closed
<i>WhatsApp group members were reminded of the rules, which can be pinned to the chat header.</i>					

12. Noise Complaints

Gary has learned from Reglamento that the ordinance limits noise to 90 dB during the day, and 92 dB at night. We will talk with Casa Cupula about how they monitor and control the noise from their parties.

Complaints to ANA have started to increase about the noise from Tyrst parties. Will and Gary will reach out to schedule time to meet with their management again.

13. Amapas Ascent mural damage / repairs

Work on the Amapas Stairs will resume once meaning progress is made on Road To Safety, to keep the Board and Administrator focused on our primary priority for the year.

Item	Owner	Deadline	Action	Recipient	Status
58	Will, Viviana	8/31/2025	Reprint the damaged QR codes and project story on the recognition wall, then coordinate the reinstallation.	BOD	Ongoing
<i>Will and Viviana will order new materials after the damage is inspected by Tamale.</i>					
65	Will	11/15/25	Discuss options for repairs, materials, costs, and schedule with Tamale for the needed repairs.	BOD	Ongoing
<i>Once the RTS crosswalks are started, we'll turn some attention to the Amapas Stairs. But we will wait to avoid conflicts in priorities for the Board and Viviana.</i>					

14. 2026 Annual General Meeting

David confirmed with The Palm for our AGM on March 3. Proxies will be sent out today (2/28/26).

15. ANA C.A.R.E.S.

- Community / Comunidad
- Accountability / Accountabilidad
- Responsibility / Responsabilidad
- Engagement / Engagement
- Security/ Seguridad

- The Board briefly discussed this (and noted the acronym may need some adjustment). It was proposed that we develop a sponsorship for the crosswalks with an initial directed donation with smaller annual renewals for a number of years.

16. New Business

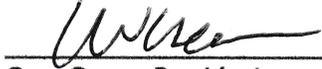
17. Conclusion

There were no items identified to be added to the agenda for the meeting.

Next meeting scheduled for Wednesday, April 15, 10 a.m. local time

The meeting was adjourned at 11:34 a.m.

Meeting Minutes Approval



Gary Green, President
March 18, 2025



Will Murdoch, Secretary
March 18, 2025