

# Amapas Neighborhood Association

## Meeting Minutes



**Location:** ANA Office  
**Date:** Wednesday, March 18, 2025  
**Time:** 10:00 a.m. local time  
**Attendees:** Gary Green, President; Steve Clarke, Treasurer; Will Murdoch, Secretary; Dawn Stephens, Jaime Tril, Viviana Teston, Administrator  
**Absentees:** none

### 1. Call to Order

Meeting was called to order at 10:07 a.m.

### 2. Action Item Reviews

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

### 3. Secretary's Report

Minutes from February 18, 2025 meeting were approved.

### 4. Treasurer's Report

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

#### ANA Income / Expenses As Of February 28, 2026

		Annual Budgeting	Year To Date Actual	% +/- Budget
<b>Income</b>	Opening Balance	152,805	152,805	
	Membership Fees	537,000	170,245	32%
	Project Donations	<u>1,052,000</u>	<u>12,456</u>	1%
	Total Income	1,741,805	335,506	19%
<b>Expenses</b>	Administration	654,989	91,435	14%
	Project Expenses	<u>902,000</u>	<u>86,063</u>	10%
	Total Expenses	1,556,989	177,498	11%
<b>Income Less Expenses</b>			<u>158,008</u>	

ANA started 2026 with \$153,000, carried over from 2025. Membership payments have been slow, so getting Full Building Member paid soon is very important to cover bills as we start the year.

Rock The River brought in about \$20,000 after expenses. This is much less than was budgeted, but this was a good showing considering all the issues involved this year.

### 5. Road to Safety

Many city offices have had changes in leadership. Viviana is trying to reconnect with those office to reestablish a relationship so keep Road To Safety moving. This will be difficult in the coming weeks to due Semana Santa and school breaks.

#### First Priority: Topes & Crosswalks

This remains the top priority, but without support from the City it is almost impossible to due. ANA can hire painters, but support from the Police is needed to close the road. It may be possible to pay them directly. Viviana will explore options.

**Second Priority:** Access stairs

Steve will discuss the budget with Robert and owners of Calle Santa Barbara. The current budget need is estimated at \$200,000.

**Third Priority:** Pulpito/Mirador pathway

**Fourth Priority:** Emergency Evacuation Plan

**Fifth Priority:** Los Pinos highway crack

**Sixth Priority:** Highway Lighting

Item	Owner	Deadline	Action	Recipient	Status
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	Ongoing
			<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>		

**6. Business Membership Update**

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 met with the manager, who is interested in joining. They will discuss with the owner and get back to Jaime in a week.</i>		

**7. Second Saturday Clean Up**

The memorial wall painting in February was a big success, with many neighbors walking past and commenting on the improvement. ANA needs to do more visible projects to help spread the word about what we do and how we can benefit the community.

The next clean-ups will continue on the highway sidewalk heading south.

The next clean-ups would be April 11, May 9, and June 13. However, due to members leaving Vallarta for the summer, the events after April may be donation-driven to pay for equipment and workers for jobs too large for volunteers.

## 8. Social Committee Update

### Rock The River

Recap of the 2026 event:

- Opening up registrations was good. The venue was nearly full, which helped with sales of 50/50 tickets.
- Scheduling the event in March as too late. Many members had already started returning home for the summer.
- Keeping details simple was crucial. There wasn't time or enough volunteers available to manage the event like was done in the past.
- Change management was done better in the past.
- We need to book the venue and band as early as possible to be able to market more widely, and possibly attract sponsor or large raffle donations.
- We need to be more careful about contracts and costs, and make sure ANA isn't getting charged a "gringo tax" compared to other events and organizers.
- Pricing seemed to be a factor in the low initial turnout. More discussion is needed on setting prices (so there is an incentive to arrive after RSVP'ing, but not a disincentive to plan to attend).

Because there was no raffle drawing at RTR, there are some items that could be used to start an online auction. More research into platforms, etc. is needed before we can commit to that. Other options could be to have small auctions/raffles at our Social Mixers.

ANA will meet with the owners of Alwaysis bar to see if it may be a good option for future Rock The River or other events. Currently targeting last November (between 11/18-20 or 11/23-25).

### Monthly Mixers

The April Mixer will be hosted by Jaime and Neil in their condo. The Board agreed to keep this event purely social, without selling 50/50 tickets.

Will was asked to contact Juan at Catrina Cantina about possibly doing an event in May. This would likely be the last event until member return to Vallarta in the fall.

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	Open
81	Viviana	2/25/26	Viviana to get small RTR posters printed to be hung around town for marketing	BOD	Open
82	Will	4/15/26	Will to contact Juan at Catrina Cantina about hosting an event in May	BOD	New

## 9. Administration & Membership (Individual, FBM)

ANA has lost many contacts at the City due to recent reorganizations. This will slow progress on Road To Safety and other issues ANA will need City support for.

There was some discussion about the Mission of ANA. There are various statements in documents and the ANA website, but nothing that is consistently used to market the benefits of our work, etc. The Board will gather documents and discuss a revision or creation of a clear mission statement.

The Administration Activity reports are now submitted daily:

Start	End	On Time	Late	Retro	Missing	Not Required	Non-Compliant
Feb 3	Mar 16	6	10	4	8	15	22

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	Ongoing
			<i>Work has not yet started on this, and isn't likely to move ahead until the recent reorganization (i.e. dysfunction) within the City is resolved.</i>		
67	Gail Arnold	Ongoing	Send a list of all Constant Contact email problems to the board and correct any incorrectly formatted email addresses.	BOD	Ongoing
	<i>(prev. Viviana)</i>	<i>(prev. 11/30/25)</i>	<i>Gail Arnold continues to review the list and update where possible.</i>		
76	Viviana	1/28/26	Add to agenda for next ANA meeting with the city parking on Hwy 200 near EDM/VLL trash enclosure.	BOD	Closed
			<i>Viviana confirmed the area is not restricted. A specific request would be needed change the parking there, which the Board isn't ready to commit to yet with other priority conversations needed with the City.</i>		
77	Viviana	1/28/26	Viviana will contact the City manager and Mayamar developer about the use of engine brakes.	BOD	Closed
			<i>This continues to be an issue, and a meeting needs to be scheduled to discuss.</i>		
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	Open

## 10. Neighborhood Issues (Trash, Noise, Graffiti, etc.)

### Trash:

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

### Noise:

Will and Gary met with Pete Villareal (marketing manager and current point of contact for Tryst) on March 4 to discuss recent noise complaints. They are monitoring the noise level, and reminding DJ and drag performers to keep the sound down. They are told that measurements taken from the street have to be 65 dB or less. However, the noise from the rooftop parties is carrying across the valley and into units at a similar elevation to the parties.

Pete said they are responding to complaints and complying with city rules. If there are issues, he is currently the best point of contact.

### Graffiti:

Louise Martin let ANA know she's reached out to Applegate Realtors to get their container "office" on Highway 200 painted, to cover the graffiti that has appeared.

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

*Viviana is still working to set a meeting schedule, ideally before the AGM in March.*

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
----	---------	---------	---	-----	--------

*WhatsApp group members were reminded of the rules, which can be pinned to the chat header.*

### 11. City Seminars

There has been no news or updates on the City sponsors seminars on Public Safety or Rental Platform law changes.

### 12. Amapas Ascent mural damage / repairs

Tamale is interested in painting a "Welcome to the Stairs" mural on the trash enclosure on Highway 200 at the top of Calle Abedul. He would need paint and some volunteer help. The Board discussed that it may be more cost effective to use cheaper paint, since these walls need ongoing maintenance (and the more expensive paint doesn't protect from the dirt and weather damage).

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

*Will and Viviana will order new materials after the damage is inspected by Tamale.*

65	Will	11/15/25	Discuss options for repairs, materials, costs, and schedule with Tamale for the needed repairs.	BOD	Ongoing
----	------	----------	---	-----	---------

*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.*

### 13. Neighborhood Advocates

The Board discussed the request from some members to create an "advocacy" group for different neighborhood areas in Amapas. The exact responsibilities and estimated time commitment needs to be worked out. Initial areas were suggested as:

1. Los Pinos/Paramount Bay
2. Calle Santa Barbara
3. Calle Hortensias/Gardenias
4. Lower Amapas (east of Highway 200 not included in other areas)
5. North Amapas

The current WhatsApp neighborhood groups could be re-purposed for this, adding new chat groups as appropriate. This would remain separate from the Neighborhood Watch group, meant for urgent issues.

### 14. 2026 Annual General Meeting

Viviana is working on getting minutes completed for the Notary.

Final minutes from the 2025 meeting need to be finished, and posted to the ANA website for members' access.

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

- Community / Comunidad
- Accountability / Actitude Responsible (?)
- Responsibility / Responsabilidad
- Engagement / Engagement
- Security/ Seguridad

The wording for the acronym in Spanish needs revision. The meaning for "A" in Spanish doesn't align with the English. Perhaps "Actitude Responsible" is better.

**16. New Business**

Memorial Plaques

Steve has quotes for plaques to be added to the Tom Swale memorial wall.

<u>Size</u>	<u>Cost</u>	<u>Donation</u>
Small square	\$550	\$2,500
Small oval	\$650	\$4,000
Large oval	\$750	\$6,000

Installation will cost about \$200, and we'll have them put in with each 5 plaques completed.

**17. Conclusion**

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

The April meeting will be rescheduled for Thursday, April 16, 10 a.m. local time

The meeting was adjourned at 11:48 a.m.

Meeting Minutes Approval



---

Gary Green, President  
April 16, 2026



---

Will Murdoch, Secretary  
April 16, 2026