

Amapas Neighborhood Association

Meeting Minutes



Location: ANA Office & remote Zoom
Date: Wednesday, April 16, 2025
Time: 10:00 a.m. local time
Attendees: Gary Green, President; Steve Clarke, Treasurer (zoom); Will Murdoch, Secretary; Dawn Stephens (zoom), Jaime Tril (zoom), Neil Figurelli, Social Committee Chair (zoom)
Absentees: Viviana Teston, Administrator (conflict with other scheduled meeting)

1. Call to Order

Meeting was called to order at 10:03 a.m.

2. Social Committee Update

Neil joined the Board meeting to discuss Social Committee actions.

The April mixer hosted by Jaime and Neil had a good turnout. Many attendees appreciated the more informal approach.

The committee needs additional volunteers. Many prior members have moved or are no longer able to commit to meetings or event support. Some new members have expressed interest in volunteering, but have given several restrictions on what they are willing to do, which would make it difficult for them to be very helpful to ANA's needs or the events/activities. We may need to reconsider the scope of what can be reasonably accomplished going forward.

Current committee members are Neil (Chair), Jaime, Dawn, and Kathy Weber.

Neil will likely keep the monthly meetings on the calendar, targeting the second Wednesday of each month around 1:30 p.m.

The first event of next season is expected to be at Awaysis on November 18, from 1-5 p.m. for 150-175 attendees (a "Rock The River – fall edition"), with one of their usual bands. Marketing will focus on promoting this as a Fund Raiser more than a social event. Hopefully this will encourage attendees to attend and buy tickets. Pricing is still being discussed, but the event will likely have 50/50 drawing, and a small raffle (if any). The committee will reconnect with Awaysis management team to confirm details.

As an option to the raffle that wasn't included in Rock The River, ANA may choose to do an online auction that could be accessible to all members, regardless of being in Puerto Vallarta or back home.

Tryst is interested in hosting an ANA event. It would be ideal for a President's Reception, if projects progressed sufficiently for this in the fall. Otherwise, we may hold Tryst for a regular mixer event later in the spring.

La Cappella had expressed interested in hosting an event, but continues to fail to follow up. It could be an ideal, more upscale, venue for our annual holiday party. Jaime will inquire again, potentially to host in December. However, the non-responsiveness gives the impression they are not actually interested.

Juan at Catrina Cantina has agreed to host our final mixer of the year on Friday, May 1. He's aware that many of our members have already left town, so the group could be small.

A new email address has been created for the Social Committee. Will will coordinate with Neil to get him access and logged in, as well as into the Google drive.

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

Neil signed off, and the Board returned to the remainder of the Agenda.

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 March 18, 2025 meeting were approved.

5. Treasurer's Report

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

ANA Income / Expenses As Of March 31, 2026

		Annual Budgeting	Year To Date Actual	% +/- Budget
Income	Opening Balance	152,805	152,805	
	Membership Fees	537,000	282,615	53%
	Project Donations	<u>1,052,000</u>	<u>65,893</u>	6%
	Total Income	1,741,805	501,313	29%
Expenses	Administration	654,989	126,282	19%
	Project Expenses	<u>902,000</u>	<u>109,453</u>	12%
	Total Expenses	1,556,989	235,735	15%
Income Less Expenses			<u>265,578</u>	

We have lost 56 units from FBM who did not renew this year (Sayan Beach and Loma del Sol). This is a significant drop, and creates a challenge for our budget. Thankfully Las Verandas has joined, adding 26 units.

6. Future of ANA

The Board discussed the challenges from the past few years in making progress on our large initiatives, membership retention and recruitment, Board and committee membership numbers, fundraising and other administrative issues. The Board may need to reconsider priorities to best use the limited resources we have to serve our owner and business members. The focus of administration needs to improve on making meaningful progress on open projects and outstanding action items. The scope and scale of ANA's future commitments likely needs to be reevaluated.

7. Road to Safety

The Board is looking for updates from Viviana on her progress reestablishing contacts with various City offices.

Without an update from Viviana, there was very little discussion on these urgent issues.

First Priority: Topes & Crosswalks

Second Priority: Access stairs

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>		

8. Business Membership Update

Recruiting new Business Members continues to be a challenge without volunteer help, and direct connections to business owners/management. We may have more success if we use the "commission" approach used a few years ago where a portion of the membership dues is used to incentivize volunteers to canvas Amapas and nearby colonia businesses.

Tryst hotel's membership will renew in September.

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>		

9. Second Saturday Clean Up

The last clean up had no volunteers show up. Second Saturdays will be suspended during the summer, to resume in the fall when members start to return to Vallarta.

In place of these meet up, we will ask for donations to buy supplies and possibly pay for crews and equipment to do larger cleaning jobs that our volunteers can't safely do. There are trees falling down near Paramount Bay that may need attention, as an example.

10. Administration & Membership (Individual, FBM)

Viviana could not attend the meeting due to a meeting scheduled with the City that conflicted with the previously scheduled ANA Board meeting. Although requested in advance, the Board did not receive any written updates on open action items or new agenda items.

Full Building Memberships

Sayan Beach (38 units) and Loma Del Sol (18 units) did not renew as FBMs this year. Individual owners will be offered a reduced rate for 2026.

Las Verandas joined as a FBM, with 26 units.

The Administration Activity reports have improved in compliance of daily submissions:

Start	End	On Time	Late	Retro	Missing	Not Required	Non-Compliant
Feb 3	Mar 31	10	11	4	12	21	27
Apr 1	Apr 14	5	0	0	2	7	2

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 <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
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

11. Neighborhood Issues (Trash, Noise, Graffiti, etc.)

Trash:

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

Noise:

Following the meeting with Tryst management, the noise seems to be more under control. However, complaints have started again about noise at Casa Cupula.

Graffiti:

We are waiting to see if the developer will paint over the graffiti on their sales office container on highway 200.

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.

12. City Seminars

The Board is awaiting updates from Viviana on her follow up with the City.

13. Amapas Ascent mural damage / repairs

Story signs and QR codes need to be reprinted, but on more durable materials.

Tamale has asked if we can get permission to paint new murals on the trash enclosure on the west side of Highway 200, at the entrance to Calle Abedul. Sarah from Admin Homes previously gave permission for this, but we should reconfirm.

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. Neighborhood Advocates

A description of what these "advocacy" groups would be responsible for, anticipated time commitments, etc. and presented to the membership.

15. 2026 Annual General Meeting

The board raised concerns that signed and recorded minutes from the 2025 AGM were not presented to membership before voting to approve them. The board is concerned this may have legal implications. Viviana will need to get those meeting minutes completed immediately, concurrent with getting the 2026 minutes written, reviewed by the board, and sent to the Notary.

16. ANA C.A.R.E.S.

There was no discussion on this topic during this meeting.

17. Memorial Plaques

10 plaques have been sold, netting about \$40,000 MXN. These will be ordered right away, and installed as a group. We will share photos of the new plaques with membership once they are installed.

18. Conclusion

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

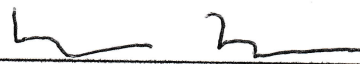
The April meeting will be rescheduled for Thursday, May 13, 10 a.m. local time due to conflicts with Board members' schedules.

The meeting was adjourned at 11:39 a.m.

Meeting Minutes Approval



Gary Green, President
May 13, 2026



Will Murdoch, Secretary
May 13, 2026