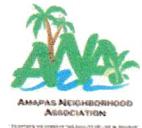


Amapas Neighborhood Association

Meeting Minutes



Location: ANA Office & Zoom video conference
Date: Wednesday, May 13, 2026
Time: 10:00 a.m. local time
Attendees: Gary Green, President; Steve Clarke (video), Treasurer; Will Murdoch, Secretary; Dawn Stephens (video), Jaime Tril (video), Viviana Teston, Administrator Neil Figurelli, Social Committee Chair
Absentees: Neil Figurelli, Social Committee Chair (conflict with other scheduled meeting)

1. Call to Order

Meeting was called to order at 10:02 a.m.

2. Social Committee Update

Jaime will forward an event preparation document that the committee can use for future mixers and events.

Neil will set time to meet with Will to get access to the committee email and ANA shared drive.

Monthly meetings will restart in the next month to start organizing for the 2026/2027 season events.

We are still targeting a mixer/Rock The River at Alwaysis to start the next season's events.

3. Secretary's Report

Minutes from April 16, 2026 meeting were approved.

4. Treasurer's Report

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

ANA Income / Expenses as of April 30, 2026

		Annual Budget	Year To Date Actual	% +/- Budget
Income	Opening Balance	\$ 152,805	\$ 152,805	
	Membership Dues	\$ 537,000	\$ 282,615	53%
	Project Donations	\$ 1,052,000	\$ 115,748	11%
	Total Income	\$ 1,741,805	\$ 551,168	32%
Expenses	Administration	\$ 654,989	\$ 193,116	29%
	Project Expenses	\$ 902,000	\$ 110,852	12%
	Total Expenses	\$ 1,556,989	\$ 303,968	20%
Income less Expense:		\$ 184,816	\$ 247,200	

For future months, the financial summary will include a comparison to the Prior Year to Date.

Sayan Tropical just paid their 2026 dues (\$92,000). We are still waiting for Las Hortensias to pay for 2026.

Three of the 36 units in Sayan Beach have rejoined ANA as individual members after their HOA decided to not remain a FBM. The remaining 33 units need to be removed from the WhatsApp group.

With general cost of living and HOA dues increasing across Vallarta, there is a real threat that more FBMs and Individuals may opt out of renewing next year. This could significantly impact due income. The Board will start discussing scenarios and contingency plans in the coming months of how to operate with a much smaller budget.

Memorial plaque sales continue, with four purchased this month.

Item	Owner	Deadline	Action	Recipient	Status
83	Viviana	5/15/26	In all WhatsApp groups, remove old Sayan Beach members who did not join as Individuals when the building did not renew as FBM.	BOD	New

We have lost 54 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 28 units.

5. Road to Safety

The recent reorganization of various City offices continues to be an obstacle to getting Road To Safety back on track. Our previous points of contact are not responsive, unable/unwilling to assist making new connections. Viviana is now scheduling meetings with all City offices to reestablish vital connections for ANA.

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

We continue to inquire with the City about getting crosswalks painted, at a minimum. The paint is still in the ANA office. This is a continuing safety risk and needs urgent attention. We may need to find a way to hire contractors to do this late at night.

The City approved two Rainbow crosswalks. Perhaps ANA can find the contacts who helped with that to seek assistance for the Road To Safety crosswalks as well?

Second Priority: Access stairs

Viviana has a meeting with the city to evaluation Calle Santa Barbara. No videos were allowed, but we did get a couple photos of the damage. The City clarified that there is no possibility now or in the foreseeable future that the road will be replaced. Furthermore, there is no possibility for a pedestrian "bridge" either, since there is no suitable foundation for construction.

The only work that is possible, and needs to take priority, is to fill the potholes and repair the damage to the street where large steel plates cover vulnerable SEAPAL lines. It is unclear how ANA can coordinate or assist in getting workers back to do this work, even if ANA members provided funds for the materials.

Third Priority: Pulpito/Mirador pathway

A plan for this work, including expected costs, needs to be prepared. Once reviewed by the Board, this needs to be distributed to all ANA members to solicit their donations so the work can begin.

Fourth Priority: Emergency Evacuation Plan

The City has said this will happen "whenever". Without the City's support, completion of this component of Road To Safety will be exceptionally difficult. However, a company has been hired to create an "Atlas of Risk", that may be helpful later for ANA to coordinate plans with our members.

Fifth Priority: Los Pinos highway crack

There is still no reply to inquiries about this. With the reorganization of City offices, it is likely to be many more weeks/months before progress can be made.

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>We have been told that ANA will need to organize this, and the City will help. But the City will not take the lead on any activities.</i>		
28	Viviana	5/9/2025	Forward dates from the city for first Highway 200 tope installation	BOD	Ongoing
			<i>We are now told that it may not be allowed to install speed bumps. Viviana will continue to push for this important part of the project.</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>ANA won't purchase any speed bumps until the City gives a firm commitment, they will help install them (or install the more standard topes).</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	Closed
			<i>Until Mayamar construction is over, this repair won't take place. We'll remove the Action Item and revisit in a year.</i>		

6. Business Membership Update

Jaime confirmed that Carlos Perez from La Capella does not seem to have interest in becoming a Business Member, so we will shelve these discussions.

Flavors of Swell has reached out about ANA. Viviana will follow up and send details to Will.

The Board asked Viviana to reach out Gina Hendricks at Whiskey Kitchen about joining as a Business Member, and perhaps hosting a mixer next year.

Item	Owner	Deadline	Action	Recipient	Status
15	Will	3/31/2025	Follow up with La Capella contact for Business Membership	BOD	Closed
			<i>La Capella is no longer responding to inquiries, so we will close the Action Item.</i>		
84	Viviana	5/31/2026	Follow up with Flavors of Swell about ANA Business Membership	BOD	New
85	Viviana	5/31/2026	Contact Gina at Whiskey Kitchen about joining ANA	BOD	New

7. Second Saturday Clean Up

The June clean-up will be replaced with a month-long E-Waste collection at the ANA office. Viviana was reminded to be sure to put notice on the door if the ANA office will be closed during regular hours, and direct them to Luis in the VLL office.

8. Administration & Membership (Individual, FBM)

Individual Memberships

We are slowly getting a few more new Individual Members.

Full Building Memberships

We are hopeful that Paramount Bay may join as a FBM soon.

Junta Update

Viviana will make the updates this month, and send the document to the Board for review, then take the documents to the City to file. She will also confirm the legal responsibilities/liabilities of the Junta compared to ANA.

The Administration Activity reports (<https://tiny.cc/ANA-Admin>) have improved in compliance of daily submissions, but the number of missing reports remains unacceptable:

Start	End	On Time	Late	Retro	Missing	Not Required	Non Compliant
Feb 3	Mar 31	10	11	4	12	21	27
Apr 1	May 12	17	3	0	5	17	8

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
67	Gail Arnold	Ongoing	<i>Viviana will get the paperwork done this month.</i> Send a list of all Constant Contact email problems to the board and correct any incorrectly formatted email addresses.	BOD	Ongoing
	(prev. Viviana)	(prev. 11/30/25)	<i>Gail Arnold continues to review the list and update where possible.</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. <i>ANA may need to make the repairs ourself before the whole grows much larger and risks damaging vehicles exiting C Hortensias onto the highway. Viviana will also follow up with Mayamar for financial support, since the damage is likely caused by their large trucks.</i>	City	Ongoing

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

Trash:

The new enclosers are being emptied more regularly now, and appear to be staying in decent condition.

There are growing number of areas that have trash getting out of control again. ANA may want to formally request additional enclosures to be built/expanded.

Noise:

Graffiti:

The developer painted their sales office container on Highway 200, following a request from one of ANA's members. 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.

10. City Seminars

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

11. Amapas Ascent mural damage / repairs

Story signs and QR codes need to be reprinted, but on more durable materials. Will will confirm the files have been updated and send to Viviana to get printed.

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.

12. 2026 Annual General Meeting

Viviana was reminded to get both the 2025 and 2026 minutes from the AGMs ready, reviewed, signed and filed this month.

13. ANA C.A.R.E.S.

There was no discussion on this topic during this meeting.

14. Memorial Plaques

Four more plaques were sold this month.

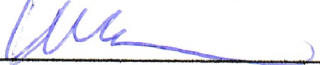
15. Conclusion

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

The June meeting will be rescheduled for Wednesday, June 17, 10 a.m. local time due to conflicts with Board members' schedules.

The meeting was adjourned at 11:06 a.m.

Meeting Minutes Approval


 Gary Green, President
 June 16, 2026


 Will Murdoch, Secretary
 June 16, 2026