

Amapas Neighborhood Association

Meeting Minutes



Location: Zoom video conference
Date: Wednesday, June 16, 2026
Time: 10:00 a.m. local time
Attendees: Gary Green, President; Steve Clarke, Treasurer; Will Murdoch, Secretary; Dawn Stephens, Viviana Teston, Administrator
Absentees: Jaime Tril (conflict with other scheduled meeting), Neil Figurelli, Social Committee Chair (conflict with other scheduled meeting)

1. Call to Order

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

2. Social Committee Update

There was no update from the Social Committee due to conflicts with other meetings for Jaime and Neil.

3. Secretary's Report

Minutes from May 13, 2026 meeting were approved.

4. Treasurer's Report

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

ANA Income / Expenses as of May 31, 2026

		Annual Budget	Year To Date Actual	% +/- Budget	Prior Year to Date	% Change
Income	Opening Balance	\$ 152,805	\$ 152,805		\$ 107,933	29%
	Membership Dues	\$ 537,000	\$ 387,192	72%	\$ 541,759	-40%
	Project Donations	\$ 1,052,000	\$ 141,140	13%	\$ 197,298	-40%
	Total Income	\$ 1,741,805	\$ 681,137	39%	\$ 846,990	-24%
Expenses	Administration	\$ 654,989	\$ 228,294	35%	\$ 244,399	-7%
	Project Expenses	\$ 902,000	\$ 124,250	14%	\$ 35,104	72%
	Total Expenses	\$ 1,556,989	\$ 352,544	23%	\$ 279,503	21%
Income less Expense:		\$ 184,816	\$ 328,593		\$ 567,487	-73%

ANA needs to recover the \$50,000 in paint purchased for the crosswalk painting, including the yellow paint the city used to paint edge markings along the highway (that are not part of the ANA crosswalks). The Board will consider making a specific ask of members once the crosswalks are completed.

The accountant discovered a discrepancy of about \$1,000 in the Petty Cash account. This will be looked into this month.

Ron Morgan has agreed to help promote the Road To Safety and other ANA successes in a promo video. Viviana is coordinating with his office.

Plaques have been ordered and installed soon. Once in place, we'll inform members who may still be interested in getting theirs added to the wall, which will help generate needed income.

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	Closed
<i>The WhatsApp groups were all updated.</i>					

5. Website

Will continues to contact Victor about getting the websites settings and plug-ins working correctly again. He appears to be very busy with rebranding his business, and has been very slow to respond.

6. Road to Safety

First Priority: Topes & Crosswalks

Crosswalk painting is finally progressing again. The transit director and a representative named Miriam met with Viviana, confirmed willingness to help, but lack of formal permission remains an obstacle. The first crosswalk is slated to be painted near the Kiosko on Pupito.

The city still is not enthusiastic about installing speed reducer or topes along the highway. They will provide guidance on that signage ANA could get installed to improve awareness of the pedestrian crossings. Beto Seja, Director, has suggested using the same lights and speed reducers seen in other parts of town.

A pedestrian overpass was proposed by the transit director as an alternative crossing solution, though feasibility was questioned given the elderly resident population.

Second Priority: Access stairs

Third Priority: Pulpito/Mirador pathway

Gary will follow up with the McPherson's on what their plan is for the lighting and safety rails on the pathway.

Fourth Priority: Emergency Evacuation Plan

Will shared a story about the Mosquito Fleet that was in place in Seattle many years ago, leveraging private boats for transportation. Gary will investigate the concept with the Harbor Master, to see if it may be a feasible option for emergency evacuations for Amapas residents

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>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>					

7. Business Membership Update

Item	Owner	Deadline	Action	Recipient	Status
84	Viviana	5/31/2026	Follow up with Flavors of Swell about ANA Business Membership	BOD	New
85	Viviana	5/31/2026	Contact Gina (via Robin Spencer) at Whiskey Kitchen about joining ANA	BOD	New

8. Second Saturday Clean Up

Clean ups are on hold during the hot and rainy low season. One Saturday may be used to paint the memorial wall after the first set of plaques are installed.

9. Administration & Membership (Individual, FBM)

Part of the board met with the President of Sayan Beach. He will follow up with his board, highlighting the need for the residents to support ANA. The various works require significant donations, and even basic planning work requires some finances. The stairs are estimated to cost around \$500,000, and at least \$1,000,000 for the street repairs.

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 (prev. Viviana)	Ongoing (prev. 11/30/25)	<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. <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. <i>The hole was repaired.</i>	City	Closed

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

Obras Publicas was contacted about the growing hold at the entrance to Calle Hortensias. The hole was quickly repaired.

Trash:

Noise:

Graffiti:

The Creek "container" was painted and plants put around. Viviana will see what she can learn about the recent enginners seen surveying the site again.

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	Tabled

This is tabled for now, since there is no capacity with the City to address these issues at the moment.

11. City Seminars

The contacts at the City who proposed these seminars are now in other roles, so these are unlikely to happen for some time.

12. Amapas Ascent mural damage / repairs

Story signs and QR codes need to be reprinted, but on more durable materials. Will has confirm the files have been updated and were sent 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
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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. 2025 & 2026 Annual General Meeting

Viviana updated that the Notary will have both sets of minutes ready next week. They will then be posted to the website and announced to members.

14. ANA C.A.R.E.S.

There was no discussion on this topic during this meeting.

15. Memorial Plaques

A few more plaques were sold this month.

16. 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
July 15, 2026



Will Murdoch, Secretary
July 15, 2026