

Amapas Neighborhood Association

Meeting Minutes



Location: Zoom video conference
Date: Wednesday, July 15, 2026
Time: 10:00 a.m. local time
Attendees: Gary Green, President; Steve Clarke, Treasurer; Will Murdoch, Secretary; Dawn Stephens, Viviana Teston, Administrator
Absentees: None

1. Call to Order

Meeting was called to order at 10:01 a.m.

2. Social Committee Update

Rock The River: The event is scheduled for November 18, from 1:00 – 5:00 at Awaysis.

We are targeting to raise between \$150,000 - \$175,000 with the usual 50/50 cash drawing. There are no current plans to raffle prizes. However, if there are items to be auctioned, most likely that will be done silently and "advertised" on the screens throughout the venue.

Awaysis will help promote the event inside the venue, including take away cards to be given to customers when they pay their bills.

Committee Meetings: Monthly meetings have been scheduled for the second Wednesday of each month at 11:00 local time. These meetings have been added to the calendar on ANA's website.

3. Secretary's Report

Minutes from June 17, 2026 meeting minutes were approved.

4. Treasurer's Report

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

ANA Income / Expenses as of June 30, 2026

		<u>Annual Budget</u>	<u>Year To Date Actual</u>	<u>% +/- Budget</u>	<u>Prior Year to Date</u>	<u>% Change</u>
Income	Opening Balance	\$ 152,805	\$ 152,805		\$ 107,933	29%
	Membership Dues	\$ 537,000	\$ 387,192	72%	\$ 479,084	-24%
	Project Donations	<u>\$ 1,052,000</u>	<u>\$ 141,140</u>	13%	<u>\$ 190,279</u>	-35%
	Total Income	\$ 1,741,805	\$ 681,137	39%	\$ 777,296	-14%
Expenses	Administration	\$ 654,989	\$ 273,852	42%	\$ 271,196	1%
	Project Expenses	<u>\$ 902,000</u>	<u>\$ 124,967</u>	14%	<u>\$ 42,304</u>	66%
	Total Expenses	\$ 1,556,989	\$ 398,819	26%	\$ 313,500	21%
Income less Expense:		\$ 184,816	\$ 282,318		\$ 463,796	-64%

Current cash on hand, approximately \$283,000, is significantly less that was on hand last year at this time. It is crucial that plaque sales continue, and any lagging membership dues are paid. Without additional income, ANA could run out of funds for administrative expenses. This could also impact the Association's ability to function if the usually carry over at year-end is not available.

Donor response to Road To Safety remains weak. Only two small donations (\$1,000 each) have been received. Without engagement, the project may become infeasible.

Business Membership growth was discussed. Costs through the ZR continue to rise, which is contributing to the slump in business most shops and restaurants are seeing. This, in turn, makes it difficult for businesses to commit to membership to ANA. The board is not encouraged significant revenue will come this year from new business members. Recruiting businesses is very labor intensive, requiring several face-to-face meetings. It may be helpful to offer commissions to people who can successfully bring in new business.

Tryst Hotel's membership ends in September. Will reach out to renew them for another year.

Steve presented forecasts for the coming 5 years, assuming a continued drop in memberships. This view included 15% decrease in FBM, and assumes some of those affected members would convert to individual memberships. These forecasts will be revised and discussed again in August.

ANA has an outstanding IMSS payment related to a housing contribution that was not paid the previous year by the former accountant, amounting to approximately \$2,000. The online system is not allowing the payment to be processed, requiring an in-person visit to the IMSS office with supporting documentation to resolve the issue. A complication exists in that official documents still list Sylvia as president rather than Gary, though the protocolization document naming Gary as president is available to support the visit. Jansen was suggested as an additional resource to accompany them given her bilingual ability and familiarity with the process.

Banking and Debit Card Access:

Capital bank confirmed it does not offer debit cards for organizations structured as a board, making it impossible for ANA to obtain one through that institution. BBVA was identified as an alternative, with Gary's personal banker confirming that BBVA does provide debit card services to non-profit civil associations. Moving ANA's account from Capital to BBVA was proposed, with the added benefit that BBVA pays interest on certain account types.

Obtaining a debit card was emphasized as a priority to eliminate ongoing administrative complications with payments.

5. Website

Victor remains unavailable to make fixes to the ANA website. If there is no response in a week, a new contractor will be found to fix the issues. Several website plugins cannot be updated, which is believed to be causing performance issues including extremely slow page load times in the editing interface, with one page taking approximately 90 minutes to open for editing. Font editing functionality is also broken, limiting Will's ability to maintain the site properly.

Posting the technical issue to a freelance platform such as Fiverr was suggested as a way to quickly find a developer, potentially someone overseas, who could resolve the plugin and performance issues efficiently.

6. Road to Safety

First Priority: Topes & Crosswalks

Viviana coordinated directly with the Transito director, who responded positively and facilitated the painting of multiple crosswalks across the neighborhood.

Crosswalks were completed in front of several locations including Michcachvas, Los Pinos, and Santa Barbara, though the painter initially missed one intersection and had to be redirected.

Curb painting was also completed along Santa Barbara following a follow-up request to the Transito director, who escalated the matter internally to get it done.

Installation of speed reducers remains unresolved due to jurisdictional complexity, with Transito deferring to Obras Publicas for equipment and Obras Publicas requiring Transito's formal approval. Without coordination, this installation remains stalled.

Sponsorship opportunities for crosswalk signage were identified, with the Trist Hotel flagged as a potential sponsor given their proximity to the Micheladas and Hortensia crosswalks and their interest in visible branding. Casa Cupola was also identified as a potential sponsor.

Transito confirmed they have not yet followed up with suggestions for crosswalk signage such as flashing lights, which Viviana committed to pursuing again.

Second Priority: Access stairs

Third Priority: Pulpito/Mirador pathway

Fourth Priority: Emergency Evacuation Plan

Fifth Priority: Road repairs

A grate at Pulpito remains in poor condition, with one grate having been turned around rather than properly repaired, leaving a hazard near a telephone utility pole that Dawn confirmed is still present.

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	Closed
			<i>Painting has started, but there is no expected date for the topes. This will be marked as closed, since it essentially can not be completed.</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>This remains an open item for discussion with the City.</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	Open
85	Viviana	5/31/2026	Contact Gina (via Robin Spencer) at Whiskey Kitchen about joining ANA	BOD	Open

8. Second Saturday Clean Up

A clean-up event is scheduled for August 8th at 9 a.m., focused on repainting the memorial wall, particularly around areas where new plaques have been installed. The memorial wall area requires significant attention as the surface around the plaques has been patched with cement.

Only two participants have signed up so far, with three additional reminder emails planned to encourage broader attendance.

Hot and humid weather conditions in the morning were acknowledged as a potential challenge, which is why the start time was moved earlier than the usual 10 a.m.

9. Administration & Membership (Individual, FBM)

A new six-floor building development is planned near Las Verandas on the same street as a previously contested project, raising concerns about its potential impact on planned creek construction work.

ANA Promotional Video:

Ron Morgan and Viviana are collaborating on a promotional video for ANA, with filming planned to begin the following week. The video will feature drone footage of multiple locations across Amapas, accompanied by music and text in both Spanish and English. Gary requested that Viviana share the brief or messaging document sent to the videographer so all board members could review and confirm the content coverage before filming begins.

Junta Update: This update still needs to be completed.

No Administration Activity reports (<https://tiny.cc/ANA-Admin>) have been completed this month. These are required to keep the board informed of activity.

Start	End	On Time	Late	Retro	Missing	Not Required	Non-Compliant
February 3	March 31	10	11	4	12	21	27
April 1	June 30	26	9	1	24	31	34
July 1	July 13	0	0	0	8	5	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>		

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

Trash: A trash collection structure was installed on - Manuel M. Ponce street near Las Verandas by an anonymous donor, who offered ANA permission to place signage on it.

Noise:

Graffiti:

11. City Seminars & Meetings

A community meeting (Primera Mesa Empresarial) organized by Carlos Plascencia, director of Jefatura de Diversidad Sexual, hosted by Donner and Associates is scheduled for July 15, expected to focus on neighborhood concerns including water and trash issues. Gary and Will plan to attend to represent ANA.

12. Amapas Ascent mural damage / repairs

Viviana did not order the signage, so the damaged areas remain.

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>		

13. Neighborhood Advocate Program

This program is still being developed, where "Advocates" would serve as ANA's voice in their respective areas and could potentially be elevated to board positions over time. The board discussed some ANA members who may be well suited for this. This will be a priority topic for the August meeting.

14. 2025 & 2026 Annual General Meeting

Viviana still has not been notified that the documents are ready.

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

There was no discussion on this topic during this meeting.

16. Memorial Plaques

Five memorial plaques that were ordered have not yet been produced, who committed to completing them as quickly as possible. Viviana will follow up on status and arrange for installation as soon as the plaques are ready. Installing and allowing the plaques to dry before the August 8th clean-up event was identified as the preferred timeline so that all plaques could be painted at the same time.

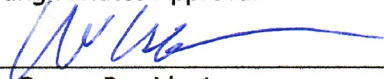
17. Conclusion

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

The Ausut meeting is scheduled for August 19, 10 a.m. local time.

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

Meeting Minutes Approval


 Gary Green, President
 August 19, 2026


 Will Murdoch, Secretary
 August 19, 2026