

Amapas Neighborhood Association

Meeting Minutes



Location: Zoom video conference
Date: Wednesday, August 19, 2026
Time: 10:00 a.m. local time
Attendees: Gary Green, President; Steve Clarke, Treasurer; Will Murdoch, Secretary; Viviana Teston, Administrator
Absentees: Dawn Stephens (medical appt), Jaime Tril (business event), Neil Figurelli (business event), Robert Howell (unknown)

1. Call to Order

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

2. Social Committee Update

There was no committee update due to Neil's conflict with the Board meeting. A separate committee report is attached to these minutes.

Rock the River:

The event remains on track for November 18, 1-5pm at Aways. Price will be set at \$350 per person. There will be no reserved seats or tables. Two rounds of "Split the Pot" will be run to raise a target of \$100,000 - \$150,000 pesos.

Holiday Party:

The board proposed the event for December 15 at Whiskey Kitchen, with a target price of \$500.

3. Secretary's Report

Minutes from July 15, 2026 meeting minutes were approved.

4. Treasurer's Report

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

ANA Income / Expenses as of July 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%	\$ 541,763	-40%
	Project Donations	\$ 1,052,000	\$ 141,140	13%	\$ 197,298	-40%
	Total Income	\$ 1,741,805	\$ 681,137	39%	\$ 846,994	-24%
Expenses	Administration	\$ 654,989	\$ 341,756	52%	\$ 276,264	19%
	Project Expenses	\$ 902,000	\$ 132,961	15%	\$ 35,754	73%
	Total Expenses	\$ 1,556,989	\$ 474,717	30%	\$ 312,018	34%
Income less Expense:		\$ 184,816	\$ 206,420		\$ 534,976	-159%

The Association is in critical condition, spending \$68,000 pesos/month, which will deplete all funds within the next three months. Plaque sales, early membership renewals, and donations totalling \$50,000/month are needed for ANA to remain viable. Donations and plaque sales continue, but are currently insufficient.

The board discussed reaching out to consistent donors to ANA, however without success on Road To Safety, those donors may not be willing to "risk" funding work of ANA at the moment.

A \$10,000 donation was made that wasn't successfully received. Gary will contact the donor to confirm details and request the donation to be resent. Another donation was received for \$50 pesos, which the donor presumably meant \$50 USD (~\$850 MX). Viviana will follow up with her.

The road work on Calla Santa Barbara will be expensive, and require advanced planning. ANA doesn't have the funds for this, so a survey will be created for the residents to confirm their interest and willingness to fund the work that ANA can oversee. This will require an initial donation for early planning surveys and documentation. Viviana will get quotes for this planning work by end of day. If that can't be done, she will find new engineering contacts.

5. Road to Safety

First Priority: Topes & Crosswalks

Speed bump installation has stalled because Transito has not provided equipment, and is unwilling to coordinate between City departments. The board requested Viviana to organize a joint meeting between the two city offices was to break the deadlock, with the option to go public on social media if cooperation continues to fail.

Viviana confirmed that Transito have not yet followed up with suggestions for crosswalk signage such as flashing lights. She will follow up.

The board discussed recent accidents on Highway 200, which highlight the continued urgency for these safety measures. The board also expressed concern that the current City administration appears more interested in visual spectacles, such as \$8,000,000 for a street fest attended by perhaps 200 people, rather than supporting this kind of work for \$200,00 - \$300,000.

Second Priority: Access stairs

Third Priority: Pulpito/Mirador pathway

Fourth Priority: Emergency Evacuation Plan

Fifth Priority: Road repairs

Robert Howell was unable to join the call for a detailed discussion of Calle Santa Barbara.

Calle Santa Barbara road repairs will be a large, long, and costly project. The residents will need to agree to the urgency and their willingness to cover all the costs for engineering, preparation work, and full execution. The Board has concerns the price will exceed their appetite, and residents would insist on cheaper, less durable options. This would require new repairs in a couple years, and not ease owners concerns that the condition of streets is depressing property values and will make selling units on the street more difficult, or even impossible.

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>		
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>		
86	Viviana	8/19/26 EOD	Receive quote for engineering work for Calle Santa Barabara repair preparation work.	BOD	New

87	Viviana	8/21/26	Organize meeting with all City departments together to coordinate tope installation and required city-provided equipment	BOD	New
88	Viviana	9/21/26	Get confirmation from Transito on allowable signage for crosswalks, including large signs, flashing lights, and ANA sponsorship branding	BOD	New

6. Business Membership Update

Viviana has confirmed Whiskey Kitchen can host ANA's holiday party. She did not get confirmation of Gina's interest in joining ANA as a business member.

Item	Owner	Deadline	Action	Recipient	Status
84	Viviana	5/31/26	Follow up with Flavors of Swell about ANA Business Membership	BOD	Open
85	Viviana	5/31/26	Contact Gina (via Robin Spencer) at Whiskey Kitchen about joining ANA	BOD	Open

7. Administration & Membership (Individual, FBM)

ANA Promotional Video:

Ron Morgan's promotional video is being edits. ANA awaits a draft for review and comment, following the Board's feedback on the storyline and script. Viviana will provide the video/link by the end of the week

IMSS:

All issues and fines have been resolved.

Junta Update:

Viviana will provide an update to the Board by the end of the week.

General Administration:

The board repeated to Viviana that too many tasks go without progress or update each month. This is impacting ANA's reputation, and our ability to encourage membership and donations. If tasks are unclear, our only paid employee needs to ask for clarification or direction. If the tasks are too complex or time consuming, the Board needs to be informed immediately so appropriate changes can be made. If the job in general is excessive, then the nature of the job will need to be changed accordingly. These failures will contribute greatly to the failure of ANA, which will reflect poorly on the administration and Board members individually.

Administration Activity Reports:

Only two Administration Activity reports (<https://tiny.cc/ANA-Admin>) have been completed this month. The Board discussed the requirement for these reports, which Viviana recognized. The lack of completion is a troubling sign that our Administrator may be distracted with duties of other jobs, or her inability to understand the tasks assigned to her. Currently, the lack of activity Year To Date has reduced the administrator's potential for bonus payment to 25% of the possible pool.

Viviana shared that due to CFE issues, there were days the office was not able to be open. Additionally, some personal issues prevented her from working. The Board requested a second time to provide these "unavailable days" so the activity dashboard could be updated to correctly reflect submissions.

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	August 17	2	0	0	27	19	27

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>Viviana committed to an update by Friday, 8/21/26.</i>		
67	Gail Arnold (prev. Viviana)	Ongoing (prev. 11/30/25)	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
89	Viviana	8/21/26	Forward link to draft promotional video in process with Ron Morgan.	BOD	New
90	Viviana	8/21/26	Provide updated list of vacation/sick days, and days without CFE power so the Administrator Activity log can be presented correctly.	BOD	Ongoing
91	Viviana	8/21/26	Provide confirmation from the Notary that the AGM minutes from 2025 and 2026 are ready. These tasks have been open for many months, and now added to the Action Item log.	BOD	Ongoing

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

Trash:

Noise:

Graffiti:

9. City Seminars & Meetings

There is another community meeting schedule at Catrina Cantina that is separate from the roundtable meetings, with a presentation by Tom Burns. The information is expected to be more fact-based rather than complaints from a few vocal business owners. Gary and Will are planning to attend to represent ANA.

10. Amapas Ascent mural damage / repairs

Viviana did not order the signage for another month, because she was unable to locate the files on the shared drive. The damaged areas remain in their embarrassing condition, and need to be taken care of immediately.

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. <i>Viviana has the files, and needs to send them to the printer ASAP. Tamale is ready to assist in getting them hung, and discuss repairs to the currently murals needing attention.</i>	BOD	Ongoing

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.

11. Neighborhood Advocate Program

This was tabled due to time concerns.

12. 2025 & 2026 Annual General Meeting

Viviana still has not been notified that the documents are ready. She will follow up this week. (Action Item #91)

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

There was no discussion on this topic during this meeting.

14. Memorial Plaques

Five more plaques have been completed and need to be installed. Two others have just been ordered. Some donors are becoming upset that their plaques have been ordered for several months, but not installed. This needs to be a priority to support and honor our donors.

15. Website

Victor continued working with Go Daddy on the ANA website hosting issues. He requested the RFC from ANA again so that he can issue an invoice/factura.

16. Conclusion

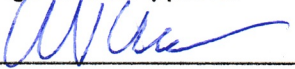
A meeting regarding Calle Santa Barbara will be scheduled for Friday at 11:15 a.m., when Robert Howell is available next.

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

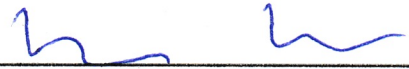
The next Board meeting is scheduled for September 16, 10 a.m. local time.

The meeting was adjourned at 10:44 a.m.

Meeting Minutes Approval



Gary Green, President
September 9, 2026



Will Murdoch, Secretary
September 9, 2026

ANA Association 2026 Rock The River Awaysis

DATE:	Wednesday, November 18 2026
LOCATION:	Awaysis Aguiles Serdan 625 Zona Romantica, Emiliano Zapata, 48380 Puerto Vallarta, Jalisco
EVENT TIME:	1:00pm – 5:00pm
GUESTS:	125 - 150 (Including ANA Board) - [Guest Count due to Awaysis by Wednesday, November 4, 2026 end of day]
TICKET PRICE:	\$350 Pesos
TIME/SCHEDULE:	
10:00 AM	Social Committee (Jaime & Neil) arrives at Awaysis
10:00 AM	Awaysis Set-up Begins
11:30 AM	ANA Social Committee, ANA Board (All) & Staff Arrive
12:00 PM	Registration Set Up at Front Entrance (Complete) Name Tags to include Guest Name & Number this will assist waitstaff with service & payment
12:00 PM	Bar Set-up Complete
12:00 PM	Bar Opens
12:30 PM	Guests Start Arriving
1:00 PM	Food Service Opens
1:00 PM	Event Officially Opens
1:15 PM	Gary Green Welcomes Guests and makes acknowledgements
	ANA Board Circulates Throughout ANA Membership selling " Split The Pot " -
1:30 PM	Las Mambas Begins (First 45 Minute Set) - Tip Jar approved
2:15 PM	"Split The Pot " Ticket Sales push
2:45 PM	ANA Announcements first Smaller \$\$\$ Split The Pot
Drawing	
	ANA Acknowledgement of Awaysis Owners & Staff Donors & Any Special Guests
3:00 PM	Las Mambas (Second 45 Minute Set)
3:45 PM	"Split The Pot " Ticket Sales final push
4:30 PM	ANA Announcements second Jackpot \$\$\$ Split The Pot Thank You!
5:00 PM	Event Officially Ends

Collateral:

- Invitation via email RSVP Guest List
- ANA to provide “Take One” cards for Awaysis to include with their guests check to promote event prior to event
- Name Tags to include to include Name & Number to assist waitstaff with service and payment
- ANA Signage
- ANA Tabletop Signage - White 4"x6"Frames provided by Jaime & Neil and Insert signs provided by Will

ACTIVATION: **“Split The Pot”**
Use ONE color ticket only
One Ticket - \$100 Pesos
Three Tickets- - \$200 Pesos
Ten Tickets - \$500 peso

FOOD SERVICE/MENU: Cash Only

BEVERAGE SERVICE: **Full Bar Cash Only – NO COMP Beverages**
Bar Signage provided by Awaysis
Signature Cocktail Special \$100 pesos
Signature Mocktail Special \$TBD
Awaysis to provide Bar Signage

ENTERTAINMENT: Las Mambas

DÉCOR: AMAPAS Association Signage
AMAPAS Association Banner (TBD) Need size)

AUDIO-VISUAL/TECH:

- ANA to utilize venue's 3 large video screens for rotated ANA messaging. ANA to provide content to Awaysis to be included in their daily screen presentation beginning the end of September and through November.
- Specific **Rock The River Awaysis** content to appear on screens throughout event day
- Screen size: Slides - 1920 x 1080 pixels, as .png file.
- Screen size: Video - For video - .mp4 - same dimensions as above
- All AV including one corded mic and one cordless mic provided by Awaysis