

Ryan's Run Homes Association
Board of Directors Meeting
Meeting Minutes
January 12, 2021

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00 pm on January 7, 2021. Because of Covid-19 virus concerns, the meeting was implemented via a Zoom meeting. All seven (7) of the Directors were present online, which satisfied quorum requirements. These Directors were nominated and elected by the members at the Association's Annual Meeting held on January 3, 2021. The new Board of Directors consists of the following members. The agenda for the meeting is attached for information purposes.

Steve Grier
Brian Krammer
Wendy Krause
Monty Nigus
Mike O'Neal
Myra Schraeder
Jim Wirt

The first order of business was to elect officers of the Association (i.e., President, Vice-President, Secretary, and Treasurer), who shall always be members of the BOD. A Director was nominated and/or volunteered for each position. The BOD then approved the Director for the respective office position. The duly elected officers are as follows.

Monty Nigus, President
Wendy Krause, Vice-President
Jim Wirt, Secretary
Myra Schraeder, Treasurer

It was noted that the terms at the initial election of Directors may be staggered. Thereafter, everyone elected as a Director would serve a term of two (2) years, etc. This item was briefly discussed by the BOD, and it was decided to table this subject for future debate and resolution.

The second order of business was to initiate the development of the three (3) committees (i.e., Restriction Committee, Architectural Committee, and the Public Relations Committee).

It was decided that the remaining three (3) non-officer board members would accept responsibility for establishing the committees. This does not mean the board member will be the Committee Lead, but only that they are responsible for initial staffing and setup as follows:

Steve Grier – Restrictions Committee
Brian Kramer – Architectural Committee
Mike O'Neal – Public Relations Committee

These board members will provide committee updates at future BOD meetings. The BOD will be accepting volunteers for each committee and soliciting members to participate. A total of three (3) members on each committee is desired and in accordance with our Association Bylaws.

The next order of business was to discuss the current Variance Request from Jesse Kangas. Jesse is now requesting a setback variance of 16 feet versus the standard 25-foot variance to construct a 30' x 38' metal building. Mike O'Neal pointed out that we believe it was the intention of the Board of Zoning and Appeals (BZA) at the December 8th public hearing to have Jesse 1) survey his property line to accurately know what his side yard setback limits may be, 2) reach out to the Association and resolve differences relating to the Association's restrictions (i.e. setback limits and type of structure), and 3) come back to the BZA on January 12th with a proposed side yard setback variance and type of structure acceptable to both parties. The BOD has made three (3) separate attempts (one letter and two emails) to reach out to Jesse, but has received no responses. The proposed building is out of character with other outbuildings in the neighborhood and not in accordance with the Association Declaration of Restrictions.

Additionally, 34 of 42 homeowners signed a petition against the requested side yard setback and proposed metal building. It was noted that some of the homeowners were not available at the time of the petition signing. Otherwise, there would have probably been additional signatures. It was also recommended to take photographs of existing outbuilding structures throughout the neighborhood to present at the January 12th BZA public hearing to show that our existing outbuildings are consistent with the character of the neighborhood and main structure on the individual property. Brian Kramer provided an example of a survey/design drawings developed and approved for a building permit for his upcoming outbuilding construction. These drawings show that the outbuilding will be consistent with the architecture of his home. The January 12, 2021 BZA meeting is scheduled for 7:00 PM at City Hall and will be attended by several board members and homeowners. The board noted that two, 20-foot side yard variances have recently been approved, but the Association will appeal to the BZA that the 16-foot requested variance should be rejected. A 20-foot side yard setback precedence has been established based on past approved variance requests.

The Association Bylaws and other documentation were also discussed. At the January 3rd Association Annual Meeting, members noted that updates to the Association documents may need to be revised or updated to reflect current conditions facing the Association. The new BOD agreed to review and ascertain possible revisions and/or updates to the Association documents for the next scheduled board meeting in February 2021. The goal of this review is to eventually make recommendations to the membership for their consideration.

The Association website was discussed. Jim Wirt shared the site would be developed using WordPress, and costs for registering a domain name and website hosting would be minimal. Jim's daughter, who is a graphic designer, is also going to propose an updated logo for the neighborhood. Myra Schraeder also recommended considering establishing a Ryan's Run neighborhood distribution using the Next Door app available on Android and iOS phones.

Website development and establishment of a communication app will be continuing activities of the BOD.

The Wilshire Hills development construction and area Road Expansions were briefly discussed. The board will continue monitoring these projects and keep the neighborhood updated. It was also noted that survey work to expand 167th Street had already begun. Initial plans are to keep 167th as an improved 2-lane road with the potential to expand to 4-lane in the future.

The Public Relations Committee will be responsible for updating Ryan's Run homeowners via a Newsletter on a quarterly basis. Wendy Krause noted that several neighbors, who do not have email addresses or prefer to have them not public, will need to receive any communications via hand delivery or traditional US Postal Service.

Homeowner assessments were also discussed. For mandatory assessments, the Association would require 100% approval by the membership to implement. Since it is highly unlikely to get 100% approval, voluntary assessments would be a more plausible option and have been used in the past. It was also mentioned that there are 501c3 restrictions as to how much money can be carried over from year to year without a spending plan. Thus, the collection of assessments may be limited based on this requirement. Myra Schraeder will investigate these requirements in her role as Treasurer. The new board members will think about how to approach voluntary dues and will discuss at the next board meeting in February. Monty Nigus will distribute to the BOD a copy of a past amendment concerning assessments, which failed due to lack of 100% support by the membership, as perhaps a starting point for review and discussion.

It was agreed that the next BOD meeting will be on February 11th at 7:00 PM via Zoom. Myra will send out the Zoom invite to the BOD.

The meeting adjourned.

Ryan's Run Homes Association
Board of Directors Meeting
January 7, 2021
7:00 pm
Via Zoom

AGENDA

1. Election of Officers
 - a. Stagger terms
2. Committees
 - a. Restriction
 - b. Architectural
 - c. Public Relations
 - d. 3 members per committee
3. Jesse Kangas Side Yard Setback Variance
 - a. Approach for Tuesday night's public hearing
 - b. Legal response
4. By-Laws/Restrictions
 - a. Distribute to membership
 - b. Review/Revise/Update
5. Website Development
6. Wilshire Hills
 - a. Any action needed
7. 167th/Antioch Road Upgrades
 - a. Any action needed.
8. Assessments

Zoom Information

Topic: RR Neighborhood Bd Zoom Meeting
Time: Jan 7, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/99477731745?pwd=cnc1Qm16L0p4QmVvR05kN1RSYjNHUT09>

Meeting ID: 994 7773 1745
Passcode: 697780