

**Ryan's Run Homes Association  
Board of Directors Meeting  
Meeting Minutes  
February 20, 2021**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00 pm on February 17, 2021. Because of Covid-19 virus concerns, the meeting was implemented via a Zoom meeting. All but one of the seven Directors were present online, which satisfied quorum requirements. The agenda for the meeting is attached for information purposes.

Prior to the meeting, Monty Nigus distributed an activity log of actions performed by the Board that have occurred since the first of the year. This log is attached so that the membership can see some of the detailed activities by the Board.

The first order of business was to review and approve the Meeting Minutes for the Board of Directors Meeting held on January 7, 2021. No updates or corrections to the minutes were noted, and the Board approved the minutes as is.

The next order of business was the Treasury report. Mya Schraeder reported that the Association's current balance is \$1,098.62. She also advised that the Not-for-Profit Corporation Annual Report had been submitted to the State of Kansas, along with the annual fee \$40.00. Thus, our Association registration is current.

The third order of business was to review the status of the three committees as follows:

- Steve Grier advised that the Restriction Committee is still soliciting members to serve on this committee. The Board briefly discussed possible candidates, who will be contacted in the near future. Volunteers to serve on the committees are always very welcome.

An item related to restrictions was noted by the Board. Jesse Kangas had withdrawn his side yard setback Variance Request to the City of Overland Park for a detached structure. No further action regarding the variance is required by the Association at this time.

- Brian Kramer advised that John Baker had volunteered to serve on the Architectural Committee. Thank you, John, for your willingness to serve. The Board briefly discussed other candidates to fill out the committee, who will be contacted in the near future.

Brian also presented the idea of using a form that members could use and submit to the Architectural Committee to advise of exterior modifications being planned by the homeowner. The form would trigger both the Architectural and Restriction Committees of upcoming work that would need to be reviewed and approved by the Association. Brian presented a similar form that he uses for his business. In general, the Board liked

the idea of the form. The Architectural Committee and the Board will continue to work and refine such a form to make it compatible with our current Bylaws and Restrictions.

- It was noted that Michelle Saporito had volunteered to serve on the Public Relations Committee. Mike O’Neal also advised that he would contact Joe and Karen Hilboldt about serving. Early the next morning after this meeting, Joe and Karen had agreed to serve on this committee. Thank you, Michelle, Joe, and Karen, for your willingness to serve. The Public Relations Committee is now complete.

One of the Public Relations Committee activities, according to our Bylaws, is the publishing of an Association Newsletter. The Board decided that the frequency of the Newsletter would be twice a year and that it would be published approximately one month prior to the Association’s Annual Meeting and its Annual Social event. The target publishing of the next Newsletter will be in May of this year. The Board in general discussed some ideas for what content should go into the Newsletter. The Public Relations Committee will continue to plan and develop the Newsletter.

Another Public Relations Committee activity is the planning for the Association’s Annual Social. The Board discussed this event. Obviously, there is concern of a gathering of this nature as it relates to Covid-19. It was decided to at least start some planning for such an event, and then further evaluate the Covid-19 status near the time of the Annual Social to see if it should be canceled, postponed until later in the year, or modified in some way. We will keep the safety of all our members in mind.

It was decided that a weekend, particularly a Sunday afternoon event, would work the best, so that any lake-goers could make it back in time to participate. The Board decided that Sunday, June 13<sup>th</sup> or the 27<sup>th</sup>, would be targeted dates for planning purposes. Myra Schraeder advised that her husband Tom’s band could probably be talked into playing for the event. She also noted, as a possibility for the location of the event, that her yard, along with some of the adjacent neighbors’ yards, could offer a large space for congregating, eating, and playing games for the kids. Sounds like fun!! The Public Relations Committee will continue to plan for the Association’s Annual Social event.

The fourth order of business focused on reviewing, revising, and updating our current Bylaws and Restrictions. This matter was a suggestion from the Annual Meeting to evaluate if our Bylaws and Restrictions are up to date with current conditions facing the Association, since they were developed several decades ago. After a general discussion on the subject, it was suggested that legal counsel may be needed to assist the Board in this matter. Monty Nigus advised that he had contacted two lawyers, who are very experienced with developing legal documents for homes associations and their enforcement of bylaws and restrictions. These lawyers were recommended by Peter Diedrich and Lyle Pishny, as they have had positive working experiences with them. The Board decided that Monty Nigus should proceed with working with these lawyers and obtain general services agreement letters, containing a general scope of services, bill

rates, etc. These general services letters would be provided by the lawyers at no charge. Costs would be accumulated only once a specific task is initiated and implemented. Monty will also ask the legal counsel for an estimated cost to review our Bylaws and Restrictions to get an idea of the cost magnitude. Estimates for other potential legal activities may also be obtained to help plan our overall costs going forward relative to size of cash to have on hand and possible type/value of assessments the Association may need to entertain.

The next order of business was the status update of our website development. Jim Wirt advised that his daughter, who has been working on a new Ryan's Run logo, provided a couple of options for the new logo. The Board reviewed and approved one of the logos, which is attached for member information. The logo has many of the characteristics of the original logo, but offers a simpler, cleaner look. Country Charm – City Convenience is still a great slogan. This logo will be used for the website as well as other documents, such as the heading for our Newsletter. Jim also advised that the Board needed to decide on a domain for the website. After a general discussion on this topic, the Board chose [RyansRunHOA.org](http://RyansRunHOA.org). Jim advised the cost of the domain will be \$18.00/year. It is anticipated that an initial version of the website could be up and running in a couple of months. A general discussion by the Board on website content occurred to provide Jim with an idea on how to organize the website. The Board is extremely excited about the website and believes it will be greatly beneficial to the Association. Thanks goes out to Jim Wirt and his family for providing this website development service, which they are providing at no cost.

For the sixth order of business, Monty Nigus provided a summary of the Wilshire Hills Development activities. To date, there have been four blasts, which have all been well within the City's specified limits. Currently, the blasting work has been delayed due to the extremely cold weather but should resume as temperatures warm. There may be an estimated total of thirteen blasts for the sanitary sewers, however, more blasting may be required, because they are finding that bedrock is higher than expected. Higher rock means that they may need to do some blasting for the storm sewers. Monty advised that he may ask the City and the blasting contractor if he could witness a blast once they restart the program. It was also suggested to see if, along with the notification of the blast and its timing during the day, the general location of the blast could be provided. Thus, members can see the distance of each blast relative to their home location. Monty will request such information.

The last order of business concerned assessments. The Board had a general discussion on this topic. It was decided to get an estimate of the Association's future costs, including potential legal costs associated with reviewing and updating the Association's Bylaws and Restrictions and other legal matters. Accumulating such costs are noted in the above discussions of the meeting. Knowing the magnitude of our potential costs may lead to whether or not mandatory, voluntary, or special assessments are appropriate. The Board will continue to evaluate the subject of assessments.

It was agreed that the next Board of Directors meeting will be on March 25<sup>th</sup> at 7:00pm via Zoom. Myra will send out the Zoom invite to the Board of Directors.

The meeting adjourned at 8:35pm.

Attachments:

- Agenda
- Ryan's Run Homes Association Activity Log
- New Ryan's Run Logo

Prepared By: Jim Wirt, Secretary/Monty Nigus, President

Ryan's Run Homes Association  
Board of Directors Meeting  
February 17, 2021  
7:00 pm  
Via Zoom

## AGENDA

1. Approval of Board of Director Meeting Minutes – 210107
2. Treasury Report
  - a. Current balance
  - b. Association Registration
3. Committees
  - a. Restriction
  - b. Architectural
    - i. Form for Exterior Upgrades
  - c. Public Relations
    - i. Newsletter
    - ii. Annual social
4. By-Laws/Restrictions
  - a. Review/Revise/Update
  - b. Legal Solicitation
5. Website Development Update
6. Wilshire Hills Development
  - a. Any Action Needed
7. Assessments
  - a. Mandatory vs. Voluntary
  - b. Special Assessments

### **Zoom Information**

Topic: RR Neighborhood Bd Zoom Meeting  
Time: Feb 17, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/98421436085?pwd=NzIITDgzaXZHa0ZLcUV4SONSMzBPZz09>

Meeting ID: 984 2143 6085  
Passcode: 753137

# Ryan's Run Homes Association Activity Log

January 2021:

- 210103: Held 2021 Annual Meeting via zoom meeting.
- 210105: Prepared and distributed Annual Meeting minutes.
- 210105 – 210107: Coordinated “pre-blast surveys” with homeowners, Morgan Construction Services, Inc., and City of Overland Park Fire Marshall, including the inclusion of interior “pre-blast surveys”.
- 210107: Held First Board of Directors Meeting via zoom meeting.
- 210107: Jim Wirt/Kim Popp initiated development of website and logo.
- 210107: Peter Dietrich provided the name of a lawyer/law firm who might be interested in representing Ryan's Run.
- 210107 – 210112: Prepared for City of Overland Park Board of Zoning and Appeals public hearing scheduled for January 12<sup>th</sup> for Kangas variance by developing a slide presentation.
- 210109: Distributed Ryan's Run Homes Association documentation to membership.
- 210109: Distributed copy of earlier version of assessment amendment to Directors for use in developing options for possible assessments for the Association.
- 210110: Mya initiated development of Nextdoor with the membership.
- 210112: Prepared and distributed BOD Meeting minutes.
- 210112: City of Overland Park advised that Kangas withdrew his variance application.
- 210114: Received estimated blasting schedule from the blasting contractor The Pexco Company, LLC and distributed to homeowners.
- 210116: Myra completed the transfer of Treasurer information from Tom Cason to her and the signatory on account at the bank. Myra is now our new Treasurer for the Ryan's Run Homes Association.
- 210120: Sent informational email to membership concerning the US 69 Expansion Project.
- 210120: Watched/Listened to the last 45 minutes of the US 69 Expansion Project live virtual meeting.
- 210123: Sent email to Jesse Kangas about offering to meet with him about helping him plan his detached structure.
- 210125: Sent text to Jesse Kangas about offering to meet with him about helping him plan his detached structure.
- 210126: Spoke with Chris Kurtz about legal services for the RRHA. He advised this would be fine, and that he would mainly get involved in enforcing by-laws and restrictions. I advised I would get back to him after discussing with the board.
- 210129: Spoke with Stan Woodward about legal services for the RRHA. He advised this would be fine, and that he would mainly get involved in developing and

amending by-laws, restrictions, etc. I advised I would get back to him after discussing with the board.

- 210129: Called Jess Kangas about offering to meet with him about helping him plan his detached structure. Got no answer, so left a message for him to call me back. Jesse called me back and said he was not interested in meeting with us. He did not mention anything about status of a building.
- 210129: Sent email to Danielle at the City about notification of an HOA during the building permit issuance process. She advised that the City advises folks to check with their HOA, but the City does not hold up a building permit without knowledge of the HOA review.
- 210120: Coordinated information before and after the first blast at the Wilshire Hills development. The blast registered 0.239"/sec which is less than the 1.0"/sec limit.

February 2021:

- 210201: Coordinated questions and answers with the City of Overland Park Fire Marshal and the blasting Contractor concerning the impact of the blast that occurred on January 29<sup>th</sup>.
- 210201: Coordinated information before and after the second blast at the Wilshire Hills development. The blast registered 0.312"/sec which is less than the 1.0"/sec limit.
- 210203: Advised neighborhood that the sound heard and felt around 8:45am was not a blast from the Wilshire Hills development. The City of Overland Park Fire Marshal called me and advised that they are looking into what caused that event. To date, it has not been determined. Most believe it was a sonic boom.
- 210203: Coordinated information before and after the third blast at the Wilshire Hills development. The blast registered 0.318"/sec which is less than the 1.0"/sec limit.
- 210205: Coordinated information before and after the fourth blast at the Wilshire Hills development. The blast registered 0.219"/sec which is less than the 1.0"/sec limit.
- 210210: Advised City again of my contact information representing the Ryan's Run Homes Association for their record.
- 210216: Emailed Michelle Saporito about serving on the Public Relations Committee. She accepted.

## Ryan's Run New Neighborhood Logo

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