

**Ryan's Run Homes Association**  
**Board of Directors Meeting**  
**Meeting Minutes**  
**May 5, 2021**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00pm on May 5, 2021. Because of Covid-19 virus concerns, the meeting was implemented via a Zoom meeting. All seven Directors were present online. 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 since the last Board meeting.

1. The first order of business was to review and approve the Meeting Minutes for the Board of Directors Meeting held on March 23, 2021. No updates or corrections to the minutes were noted, and the Board approved the minutes as is.
2. The next order of business was the Treasury report. Mya Schraeder reported that the Association's current balance is \$1,098.62 – same as for the previous Board meeting.
3. The third order of business was to review the status of the three committees as follows:
  - Steve Grier informed the Board that Ron Millard will be joining the Restrictions Committee. Thank you, Ron, for your willingness to serve. There is one more position to be filled on this committee. Volunteers are welcome. The Board will also be soliciting members for this final position.
  - No updates were shared for the Architectural Committee.
  - Most of the Board meeting was spent discussing Public Relations Committee matters and, most specifically, the upcoming Summer Social event for Ryan's Run and publication of the Association's Newsletter. The following are the major items discuss:
    - ✓ Mike O'Neal advised that the Public Relations Committee met on May 1<sup>st</sup> at Mike's home. The purpose of the meeting was to plan the Annual Ryan's Run Summer Social event and publication of the Association's Newsletter. The group consisted of Mike/Janet O'Neal, Michelle Sapporito, Joe/Karen Hilboldt, and Monty/Sharon Nigus.
    - ✓ Mike advised that Karen and Joe Hilboldt have volunteered to host the event outside at their home.

- ✓ The Hilboldt's home has an in-ground pool, so much of the Board's discussion focused on whether to allow attendees to swim or not. The Hilboldt's are amenable to allow use of the pool. It was considered that we could mention that the pool is available, but parents need to keep a very watchful eye on their children at the event, particularly while in the pool. Wendy shared a story of her child who almost drowned, even when she was nearby, as an example of how easily/quickly a good time can become a dangerous situation. Various Board members then voiced concerns about making the pool available to everyone. Wendy Krause believes it would be best to at least have someone always watching the pool to provide safety assurance. Wendy suggested that we could bring in a lifeguard and happens to know someone who is a licensed lifeguard. She said she would be happy to check with him to see if he could work the event. Wendy indicated she would ask the lifeguard about liability issues if something were to happen. Kim Wirt also suggested that the pool be opened for a limited amount of time to reduce liability exposure time. Brian Kramer then suggested that we just completely shut the pool down to alleviate any concerns about liability for both the Hilboldt's and Ryan's Run, since it is an Association function. After additional discussions on this topic, the Board decided that it would be in the best interest of the Association to not have the pool open for this event. We will include a notation in the Newsletter announcement that the pool will not be available for swimming. The issue came down to liability concerns involving pool safety.
- ✓ A question was asked about how we should address COVID-19 requirements for the Summer Social event. Since COVID-19 requirements have been recently relaxed by federal, state, and local authorities, the Board made the decision not to address specific COVID-19 requirements. Attendees will simply be encouraged to do what they are comfortable with regarding COVID-19 precautions.
- ✓ Myra shared that her husband, Tom, will check with his band to see if they could all be available to play at the Summer Social. (Myra advised after the Board meeting that all the band members could not be available. Thus, the band will not be playing at the event.)
- ✓ The Board decided it would be appropriate to ask Ryan's Run neighbors to RSVP by June 6th, so an estimated head count could be obtained. The Board also decided that the Association would be furnishing the hamburgers/hot dogs for the event, along with condiments, paper plates, utensils, and basic drinks, etc. The RSVP would also include a notation if the participants would be bringing a dish (side/dessert) for the potluck. It was also suggested that a

“donations bucket” be available at the event to help defer some of the Association’s costs.

- ✓ A question was presented about plans for any types of kid’s events. It was decided that neighbors will be encouraged to bring games and activities for children. Bubbles and sidewalk chalk were suggested. The Board also decided to communicate in the upcoming newsletter for attendees to bring their own lawn chairs and yard games.
  - ✓ Wendy suggested we consider bringing a Kona Ice truck in for the Summer event, and recommended having it come by around 6:30 pm. Wendy will call to see if we can do that. Brian also suggested Betty Rae’s Ice Cream, but decided to defer to Kona Ice for this year’s event..... perhaps for next year’s!!!
  - ✓ Monty asked if the Board needs to get together again before the Summer Social event or issuance of the Newsletter. Mike advised that this would not be necessary. Any issues that may come up in planning the event or publishing the Newsletter could be handle via conversations, emails, or texts amongst the Board members. The target date for the Newsletter and website to launch was determined to be May 21st. Some suggested items for the Newsletter included:
    - Announce the summer social event.
    - Consider a Christmas party in December (first Saturday in December).
    - Neighborhood Garage Sales consideration – consider in April and maybe have a food truck to promote attendance.
  - ✓ Monty suggested the Newsletter might include a special interest or write-up about Ryan’s Run to include in the May Newsletter. Mike’s wife Janet will write-up something about how the neighborhood received the name “Ryan’s Run”.
4. The fourth order of business focused on reviewing, revising, and updating our current Bylaws and Restrictions. As reported in our last Board Meeting Minutes, Monty Nigus contacted attorney Mark McFarland about providing legal services to the Association. On May 4<sup>th</sup>, Monty provided Mark with a proposal request letter that outlined legal tasks/scope to be initially performed. The attorney will review the letter and get back to him about costs and level of effort.
  5. The next order of business was the status update of our website development. Kim Wirt attended the meeting and indicated we could post the Newsletter on the website. The Board agreed we should announce the new website - [www.RyansRunHOA.org](http://www.RyansRunHOA.org) – when we send out the May Newsletter. Myra will provide a description of Ryan’s Run

Neighborhood for the Home Page, as well as other lead-text for the other website pages. It was decided to publish the Newsletter on May 21<sup>st</sup>, along with the new website.

6. For the sixth order of business, Monty provided a summary of the Wilshire Hills Development activities. He was notified by Wilshire Hills that blasting is basically finished for the project. If any rock removal is necessary in the future, they will primarily use a rock-hammer to remove.

It was agreed that the next Board of Directors meeting will be on June 24<sup>th</sup> at 7:00pm via Zoom. Myra Schraeder will send out the Zoom invite to the Board of Directors.

The meeting adjourned at 8:05pm.

Attachments:

- Agenda
- Ryan's Run Homes Association Activity Log

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

Ryan's Run Homes Association  
Board of Directors Meeting  
May 5, 2021  
7:00 pm  
Via Zoom

## AGENDA

1. Approval of Board of Director Meeting Minutes – 210325
2. Treasury Report
  - a. Current Balance/Transactions
3. Committees
  - a. Restrictions
    - i. Added Committee Member (Still one position to fill)
  - b. Architectural
    - i. Any Updates
  - c. Public Relations
    - i. Newsletter
    - ii. Annual Social
    - iii. Any Member Misfortunes or Celebrations
    - iv. Property Sold
4. By-Laws/Restrictions
  - a. Legal Assistance
5. Website Development Update
  - a. Input Needed
6. Area Development (Wilshire Hills, 167<sup>th</sup>, Antioch, US 69 Expansion)
  - a. Any Updates
7. Assessments

### **Zoom Information**

**(Note: Myra will update the link below to reflect the meeting date change to May 5<sup>th</sup>.)**

Topic: Myra's HOA Zoom Meeting

Time: May 6, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/97963764524?pwd=VnJ2Tk15R2VFbWVkaXNuZ1lrdnZaUT09>

Meeting ID: 979 6376 4524

Passcode: 839555

# 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 Sapporito about serving on the Public Relations Committee. She accepted.

#### **Above Activities Included with 210217 Board Meeting Minutes**

- 210217: Held second Board Meeting of the year via zoom. All but one board member was present.
- 210218: Mike O'Neal advised that Joe and Karen Hilboldt volunteered to serve on the Public Relations Committee. This committee is now complete and will meet in April to start planning for the newsletter and annual mid-year neighborhood get-together.
- 210220: Jim Wirt and I prepared and distributed the 210217 Board Meeting Minutes.
- 210223: Contacted Chris Kurtz about providing legal services to our Association relative to review and enforcement of our Bylaws and Restrictions. Chris responded back

on 210225 that there was a conflict of interest and that he could not provide such services. Chris did provide three, recommended attorneys for our consideration. I advised the Board of this situation, recommending that we proceed with screening the three attorneys. By 210227, all Board members agreed to proceed in this manner.

- 210224: Coordinated information before and after the **fifth** blast at the Wilshire Hills development. The blast registered 0.189"/sec which is less than the 1.0"/sec limit.
- 210226: Coordinated information before and after the **sixth** blast at the Wilshire Hills development. The blast registered 0.245"/sec which is less than the 1.0"/sec limit.
- 210227: Notified the Public Relations Committee that Irene Page had a mini-stroke and is in the hospital. The PR Committee initiated follow-up activities to neighborhood support as deemed appropriate.
- 210301: Contacted Lyle Pishny via email about the list of recommended attorneys provided by Chris Kurtz. He advised via telephone that he suggests contacting them in reverse order (Hoffman, McFarland, Ridgway). I will proceed in that manner.
- 210302: Coordinated information before and after the **seventh** blast at the Wilshire Hills development. The blast registered 0.189"/sec which is less than the 1.0"/sec limit.
- 210302: Made initial contact with Rod Hoffman concerning providing legal services for the Association. Will follow-up with the Board as to whether to pursue his services.
- 210304: Coordinated information before and after the **eighth** blast at the Wilshire Hills development. The blast registered 0.169"/sec which is less than the 1.0"/sec limit.
- 210308: Coordinated information before and after the **ninth** blast at the Wilshire Hills development. The blast registered 0.151"/sec which is less than the 1.0"/sec limit.
- 210323: Made initial contact with Mark McFarland concerning providing legal services for the Association. Will follow-up with the Board as to whether to pursue his services. Mark's direct line is 913-549-1105 and email is [mmcfarland@hinklaw.com](mailto:mmcfarland@hinklaw.com).
- 210323: Contacted Josh Wooldard about serving on either the Architectural Committee or the Restrictions Committee. Josh advised that he would be willing to serve on the Architectural Committee. Josh, along with Brian Kramer and John Baker, now completes this committee.

#### **Above Activities Included with 210325 Board Meeting Minutes**

- 210325: Held third Board Meeting of the year via zoom. All but one board member was present.
- 210327: Myra Schraeder reached out to the membership via NextDoor to solicit comments and input for the new Association website.
- 210328: Jim Wirt and I prepared and distributed the 210325 Board Meeting Minutes.
- 210407: Contacted Pexco, the blasting company for the Wilshire Hills Development. They advised that the blasting work is now complete. Notified the membership of this activity completion.



- 210414: Emailed Jeff Ashner of Wilshire Hills Development to confirm that no more blasting will be required on the project, including the second plat. Jeff called me on April 22<sup>nd</sup> in response to confirm that is the case. Any rock removal, if required, moving forward will be accomplished with a rock hammer, not blasting. If for some reason blasting is required, he will let us know.
- 210423: Drafted legal assistance letter and distributed it to the Board for review and comment.
- 210501: Public Relations Committee held a meeting to discuss formalize details for the annual social event and newsletter publication. A memo was produced summarizing the meeting results, which was provided to the Board for their review and input.
- 210504: Called Attorney Mark McFarland about the possibility of providing legal assistance to the Association. He was okay with that. Hand-delivered our legal assistance letter to Mark. He will review, call if he has questions, and provide estimated costs/schedule per the information requested in our letter.
- 210504: Reached out to Ron Millard about serving on the Restrictions Committee. He graciously accepted the role. We still have one position on the Restrictions Committee to fill. Once this is done, we will have all Board and Committee positions filled.