

**Ryan's Run Homes Association**  
**Board of Directors Meeting**  
**Status Report**  
**June 24, 2021**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00pm on June 24, 2021. The meeting was implemented via a Zoom meeting. Only two of the Directors were present online. A quorum was not present; thus, official BOD business could not be conducted. Because the purpose of the meeting was primarily informational, which did not require decisions or input by the Board, a status report in lieu of Meeting Minutes is provided herein to document the informational items. 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 Board can see some of the detailed activities by the Board since the last Board meeting.

1. The review and approval of the Meeting Minutes for the BOD Meeting held on May 5, 2021, will be postponed till the next Board Meeting, when a quorum of Directors will be present.
2. The Annual Summer Gathering took place on June 13, 2021, at the home of Joe and Karen Hilboldt. A huge thank you goes out to them for hosting the event. Expenses for the event were \$216.87, while donations collected amounted to \$355.00. The Association's current balance is now \$1,236.75, up from the previous balance of \$1,098.62. Any feedback/lessons learned concerning the Annual Summer Gathering will be provided by the Public Relations Committee at the next Board Meeting. If any photos are available from the gathering, they could be added to the website.
3. Based on previous Board discussions and conclusions concerning the Association's By-Laws/Restrictions review, Monty Nigus will prepare and issue to attorney Mark McFarland a Notice-to Proceed for legal assistance as related to Task 1 of the proposed scope of work for the review. The issue of establishing and collecting assessments or dues for the General Fund will be addressed later as part of the legal review.

Transforming the Association's restrictions document from a hard copy to an electronic Word document would facilitate its review and editing. This would also apply to the other Association documents if changes are to be made. Developing electronic documents will be determined later as part of the ongoing legal review.

4. General informational items include the following.

- a. Information concerning the May 27, 2021, City of OP Information Meeting on the 167<sup>th</sup> Street upgrade can be reviewed at the following link. [Construction Projects - City of Overland Park, Kansas \(opkansas.org\)](#)
- b. Tom Schraeder has volunteered to serve on the Restrictions Committee. A thank you goes out to Tom for his upcoming service. Jim/Kim Wirt will add his name under the Restrictions Committee on the Association's website. All committee positions are now filled.
- c. Future Board Meeting dates are being designated for **September 9, 2021**, and **November 11, 2021**. If other meetings become necessary, they will be scheduled as needed. All Directors should reserve these dates in their calendars.

Attachments:

- Agenda
- Ryan's Run Homes Association Activity Log

Prepared By: Monty Nigus, President

Ryan's Run Homes Association  
Board of Directors Meeting  
June 24, 2021  
7:00 pm  
Via Zoom

## AGENDA

1. Approval of Board of Director Meeting Minutes – 210505
2. Annual Summer Gathering
  - a. Treasury Report of Gathering Costs/Donations and Current Balance
  - b. Any Feedback/Lessons Learned
3. By-Laws/Restrictions
  - a. Issuance of Notice-to-Proceed for Legal Assistance
  - b. Collection of Monies for General Fund When Needed
  - c. Restrictions Review
4. General
  - a. Any Feedback from City of OP Information Meeting on 167<sup>th</sup> Upgrade
  - b. All Committee Positions Now Filled
  - c. Future Board Meeting Dates
  - d. Other?

### **Zoom Information**

Topic: Ryan's Run HOA Bd Zoom Meeting  
Time: Jun 24, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/84525226117?pwd=bGVHY2Fqc3EvL2xxelkyK0RNL2tqZz09>

Meeting ID: 845 2522 6117

Passcode: 964038

# 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.

#### **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 Woolard 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.

#### **Above Activities Included with 210505 Board Meeting Minutes**

- 210505: Held fourth Board Meeting of the year via zoom. All Board members were present.
- 210510: Advised membership that the Santa Maria's are getting some driveway (concrete) work done and that there will be some truck/equipment traffic through their gate leading to their property at the end of 170<sup>th</sup>. This activity is not related to the Wilshire Hills Development. Wilshire Hills continues to upon their agreement of not using this entrance until they start the second phase of their development.
- 210512: Received an email from Mark McFarland which provided his proposal to perform Task 1 of our proposal request letter. He would need 2 man-hours and \$700 to complete Task 1.
- 210513: Received letter from City of Overland Park concerning a public information meeting about the expansion of 167<sup>th</sup> Street between Switzer and Antioch Roads. Presumably, all homeowners got this letter and are already notified of the meeting if they wish to attend.
- 210517: Jim Wirt and I prepared and distributed the 210505 Board Meeting Minutes.
- 210521: Public Relations Committee prepared and published the May 2021 newsletter. Electronic and hard-copy versions of the newsletter were distributed.

- 210521: Formally launched the Ryan's Run website to the membership. Jim/Kim Wirt and Myra Schraeder were the leaders in this effort.
- 210523: Myra Schraeder advised that her husband, Tom, is willing to serve on the Restrictions Committee. Steve Grier, chairman of the committee, will reach out to him and welcome him to the committee. Tom's filling this position now completes all positions for the Board and Committees.
- 210603: Wendy Krause, Mike O'Neal, and I discussed the possibility of the Kona Ice truck participating in the Annual So Gathering. This idea was brought up at the last Board Meeting, and Wendy was asked to obtain information/costs about their service. Wendy obtained this information, and the three of us decided that we should decline their service for this initial Gathering based on cost and not knowing what the attendance (turnout) might be. It was further noted that after this initial Gathering that we would have a better idea on how to plan future Gatherings such that these types of services could be provided.
- 210603: Sent out an email to the membership reminding them to RSVP for the Annual Summer Gathering.
- 210604: Sent an invite to the Pishny's for the Annual Summer Gathering.
- 210604: Advised our attorney via email, Mark McFarland, that we should be able to give him a notice-to-proceed for Task 1 within the next couple of weeks.
- 210610: Myra Schraeder developed simple deposit and expense forms for the Association. These forms will be added to the website by Kim/Jim Wirt for everyone's use in the future.
- 210613: Held the 2021 Annual Summer Gathering at the Joe/Karen Hilboldt's home. A good time was had by all.
- 210622: Sent an email to Jeff Ashner of the Wilshire Hills Development construction project advising that there are three dead trees along our shared property line that may impact a couple of Ryan's Run homeowner's property. Also, advised that airborne dirt and sawdust from the debris grinding process from their land clearing process is collecting in a Ryan's Run homeowner's swimming pool.
- 210624: Left voice mail with Mark McFarland, our attorney for the Task 1 review concerning how he was going to treat the review of our existing restrictions. It would be good to get his initial feedback on this from the review where the Johnson County regulations govern our area. The attorney has not returned my call.