

**Ryan's Run Homes Association**  
**2021 Annual Meeting**  
**Meeting Minutes**  
**January 4, 2021**

The 2021 Ryan's Run Homes Association's Annual Meeting was held on January 3, 2021. Because of Covid-19 concerns, the meeting was implemented via a Zoom meeting. Twenty-six (26) of the Forty-two (42) Ryan's Run homeowners were present online, which satisfied quorum requirements. The agenda for the meeting is attached for information purposes.

George McMillen, current President of the Ryan's Run Homes Association (Association), opened the meeting with a welcome to the attendees. Since several new families had moved into Ryan's Run over the past few years, he offered a special welcome to them. He noted the attendance for the meeting was excellent, particularly since there was a Chief's game going on and that it had been some time since the Association had formally met. He also noted that a major overall goal of this meeting was for the Association to re-engage and become more active in fulfilling its responsibilities to the Ryan's Run homeowners.

The first order of business was to elect a Board of Directors. A full slate of candidates for the seven Board positions was prepared prior to the meeting of members willing to serve. This slate of candidates was placed into nomination (by Ron Millard) and seconded (by Nelson Randall) for a vote by the membership. The vote was unanimous in favor of the candidates. Thus, the new Board was elected and will become effective after this meeting. Congratulations to the seven, new Board members, and we thank you for your willingness to volunteer for these positions. The newly elected Board members are as follows:

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

Next, Wendy Krause gave a summary of the Wilshire Hills Development being constructed immediately to the west of Ryan's Run. This development has a much higher density of lots, which is not compatible with Ryan's Run, and a connection to 170<sup>th</sup> Street, which means a substantial increase in traffic flow thru Ryan's Run during/after its construction. During the City of Overland Park's approval process for this development, the Ryan's Run neighborhood protested and pursued remedies to mitigate these concerns. Outcomes of these actions included an increase in transition zone between the Ryan's Run boundary and Wilshire Hills homes, some minor traffic control measures at the connection to 170<sup>th</sup> Street, a possible right turn in and right turn out at its 167<sup>th</sup> Street connection, and the connection to 170<sup>th</sup> would not be open until the Phase 2 development of Wilshire Hills starts. To date, it is believed that no construction traffic

for the Wilshire Hills Development has used 170<sup>th</sup> Street. We wish to thank Wendy and Tim Krause, as well as many other neighbors, who participated in protesting this development to help maintain the suburb living conditions that we enjoy in Ryan's Run.

Brian Krammer and Michelle Saporito both acknowledged receipt of a letter from Morgan Construction Services, Inc. about performing a "pre-blast survey" of some homes in Ryan's Run prior to blasting activities associated with the Wilshire Hills Development. Some members also acknowledged receipt of this letter, but others advised that they had not. Unfortunately, the letter does not indicate when a response by the homeowner is required or when the blasting effort would commence. George McMillen will contact Jeff Ashner, the developer of Wilshire Hills, to ascertain more information about the blasting activities. There appears to be many questions concerning this issue, and the new Board of Directors should review, investigate, and advise the membership of possible impacts to Ryan's Run.

Tom Cason, current Treasurer of the Association, reported a balance of \$1,138.62 in the Association's account. He advised that the basic past expenditures included \$40 per year for the Association's registration. The 2021 registration will be due early this year. It was also noted that the Association is a nonprofit entity. We want to thank Tom for his many years of service as an officer, and we will appreciate his valuable input going forward. A new Treasurer will be elected by the Board of Directors.

Regarding the Restrictions Committee report, no violations were reported. Variances approved include a 20-foot side yard setback for the Monty Nigus detached garage. Ongoing requested variances include the 9'-6" side yard setback for the Jesse Kangas detached structure. This requested variance is still under review by the City of Overland Park with a public hearing scheduled for January 12<sup>th</sup> to decide on the requested variance. As you may know, over 90% of the Ryan's Run neighborhood signed a petition objecting to this requested variance, as well as objecting to the metal building being proposed. The new Board of Directors should meet prior to the January 12<sup>th</sup> City of Overland Park public hearing to plan actions in preparation for the meeting. The Board will keep the membership advised of this situation. A new Restrictions Committee will be appointed by the new Board of Directors.

The Architectural Committee (Nelson Randall) advised that the committee has been active and that two designs for detached garages had been approved. One by Monty Nigus, which is under construction, and one by Brian Krammer, which is in the pre-construction planning stage. We want to thank Nelson for his many years of service on the committee, and we will also appreciate his valuable input moving forward. A new Architectural Committee will be appointed by the new Board of Directors.

No report was available for the Public Relations Committee; however, there were several comments about having a summer neighborhood get-together. A new Public Relations Committee will be appointed by the new Board of Directors.

There were some discussions on assessments, or Association dues, which focused on the need for them, how to implement or collect, and the amount of monies to have on hand for expenditures and emergency situations. It was concluded by the membership that this topic should be

discussed by the new Board of Directors with the Board coming back to the membership with assessment implementation options.

Other business items were briefly discussed as follows, which in most cases are action items for the new Board of Directors.

1. Development of an Association website. Jim Wirt and his wife Kim will work on a website proposal using Word Press. Costs for reserving a domain name and hosting the site should be minimal.
2. Review, update as needed, and distribute the Association By-Laws and Restrictions and other Association documents.
3. Plan summer activity, if appropriate given the present Covid-19 situation.
4. Antioch Road will be widened within the next four years. The Association should monitor this activity and be aware of potential impacts to Ryan's Run.

George McMillen brought the meeting to a close. We want to especially thank George for his many years of service as President of the Association, and we look forward to his valuable input going forward. A new President will be elected by the new Board of Directors.

\*\*\*\*\*

A general observation of this meeting is that there is much enthusiasm amongst the Association membership. The number of participants, the lively discussions, and proposed new ideas from everyone are all positive signs of a strong organization that is proud of where they live. With the influx of some younger families with kids now, we are truly a vibrant community.

Prepared By: Board of Directors

Ryan's Run Homes Association  
Annual Meeting  
January 3, 2021  
4:00 pm  
Via Zoom

## AGENDA

1. Welcome
  - a. New Homeowners
2. Election of Directors
3. Reports of Affairs
  - a. General
    - i. History
    - ii. Wilshire Hills Development
  - b. Treasurer's Report
  - c. Restriction Committee Report
    - i. Violations
    - ii. Variances
      1. Approved
      2. Ongoing (Petition/Letter)
  - d. Architectural Committee Report
    - i. Building Reviews
  - e. Public Relations Committee Report
    - i. Newsletter
    - ii. Annual Social Event
    - iii. Welcoming New Homeowners (Now a Secretary Function)
4. Assessments
  - a. History
  - b. Discussion/Actions
5. Other Business????

### **Zoom Information**

Topic: Ryan's Run HOA Meeting  
Time: Jan 3, 2021 04:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/84596989408?pwd=QjZldlZkTTAvZlVWQ09TQTBaTHFkQT09>

Meeting ID: 845 9698 9408

Passcode: xuKha8