

**Ryan's Run Homes Association**  
**2022 Annual Meeting**  
**Meeting Minutes**  
**January 9, 2022**

The 2022 Ryan's Run Homes Association's Annual Meeting was held on January 9, 2022. Because of Covid-19 concerns and convenience, the meeting was implemented via a Zoom meeting. A slide presentation was used to facilitate the meeting agenda and objectives and is available on the Association's website for membership information. The meeting was video recorded, which provides the fine details of the meeting, and is also on the Association's website for membership viewing.

## **Welcome**

Monty Nigus welcomed the attendees to the meeting. Twelve (12) of the Forty-two (42) Ryan's Run homeowners were present online, which satisfied quorum requirements. He also introduced the Board Members, who were all present. Monty extended a special welcome to our newest neighbors, Craig and Sarah Ryan, who moved into the neighborhood last summer.

As part of the welcoming activities, Goran Hunjak extended his appreciation to the Association for the Christmas Gathering donations made to his non-profit organization, the VICTORY SOCCER CAMP. It is this spirit of giving that provides a positive impact on our children and community. He advised a receipt could be provided to donation givers for tax deduction purposes, if needed. Just contact him. Goran also appreciated the outpouring of condolences, sympathies, and prayers from the neighborhood due to the recent passing of his wife, Gina, in December. Gina was a great person and will be missed. He asked that we continue to keep him and his family in our prayers.

## **Reports of Association Affairs During the Year**

### General:

Monty Nigus provided a summary of major activities performed by the Association this year. These included:

- Elected Board of Directors.
- Continued to Monitor the Wilshire Hills Development Activities. Blasting activities had been completed. The setback/green space between Wilshire Hills and Ryan's Run was briefly discussed concerning what that might look like for the completed project. No follow-up or action items required at this time.
- Developed an Association Website.
- Initiated Review /Update of Association Documents.
- Held Annual Summer Social and Christmas Gathering.
- Prepared Bi-Annual Newsletters.

- Monitored 167<sup>th</sup> Street, Antioch Road, and 69 Express Projects. A drawing of the proposed 167<sup>th</sup> Street Improvement Project was discussed in general amongst the meeting attendees. No follow-up or action items required at this time other than continuing to follow the project activities. It was noted that the Antioch Road Project was taken out of the next 5-year budget; thus, it has been pushed out into the future. Everyone was advised that they could go to [www.69express.org](http://www.69express.org) for the latest information concerning the 69 Highway Express Project.

#### Treasury Report

Myra Schraeder, our Treasurer, provided a summary of the year's (2021) donations and expenses. The year's beginning balance was \$1,138.62. Donations in the amount of \$355.00 were received, while expenses of \$1,148.37 were incurred, leaving an end of year balance of \$345.25. It was noted that donations of \$544.00 were collected at the Christmas Gathering, which all went directly to the non-profit organization, Victory Soccer Camp. Thanks everyone for your contribution. It was also noted that the balance of the Association's operating fund is now extremely low, which may impact implementing future Association's business activities.

#### Restrictions Committee Report

Steve Grier, Committee Chair, advised that there were no violations or variances to report for the year. The Committee is waiting on the review of our restrictions by the attorney, after which, the Committee will finalize any revisions or updates to the Association's restrictions.

#### Architectural Committee Report

Brian Kramer, Committee Chair, advised that reviews for a home addition, a swimming pool, and a few other items had been requested during the year with all being approved. Brian reminded the membership to reach out to the Architectural Committee for input and approval, if they have planned projects coming up.

#### Public Relations Committee Report

Mike O'Neal, Committee Chair, advised that the Summer Social and Christmas Gathering events were well attended and enjoyed by everyone. He hopes that this coming year's events will be even more successful with greater attendance. Mike also noted that two newsletters were published this past year. He encouraged everyone to think about contributing articles or tidbits of information for upcoming newsletters. Mike mentioned that an Annual Neighborhood Garage Sale is being planned for mid to late April of this year. A garage sale planning committee will be formed to implement the event. Anyone who would like to help with the planning is encouraged to contact him or any member of the Public Relations Committee.

## Assessments

### History

Monty Nigus provided a simple historical account of the Association's attempt to establish a procedure for levying and collecting assessments. As noted in the Treasury Report, the Association's operating fund is extremely low and will need to be increased to accommodate Association future business activities and upcoming expenses. In 2004, an amendment to the Association's Declaration to incorporate a process to levy and collect assessments for the operating fund was not approved by the membership. To date, only one-time/special (voluntary) assessments have been implemented. It was noted that the Association has a non-profit status (501c3 Restrictions), which results in a maximum \$5,000 carry-over limit from year to year. Thus, the Association is somewhat limited in the assessment amount that can be requested.

### Estimated Association Costs

Monty Nigus explained that to establish the potential funding needs for the Association in 2022, the Board prepared estimated reoccurring and one-time/near-term costs for the membership's consideration as follows:

- Annual Reoccurring Costs:
  - Association Registration: \$40.00
  - Website Fee: \$150.00
  - Summer Social: \$400.00
  - Christmas Gathering: \$400.00
  - Neighborhood Garage Sale: \$500.00
  - Miscellaneous: \$300.00
  - Estimated Total Annual Reoccurring Costs: \$1,790.00
  
- One-Time Near-Term Costs:
  - Detailed Legal Review: \$3,000.00
  - Incorporation of Legal Language for Revisions/Updates: \$1,500.00
  - Estimated Total One-Time Near-Term Costs: \$4,500.00

### Recommendation for Providing General Operating Funds

Based on the Association's need for additional funding of its operating fund and above estimated costs for 2022, the Board made the following recommendation:

1. Levy/Collect a One-Time Assessment of \$150.00/Homeowner by March 1, 2022.  
Collection would be via electronic payment, such as PayPal, or personal check mailed/hand-delivered to our treasurer. Specific payment details to follow. This would raise \$6,300.00. With current balance of \$345.25, resulting balance would be \$6,645.25. Balance should cover our Estimated Costs of \$6,290.00 for 2022 (i.e., Annual

Reoccurring Costs, Plus Legal Fees). If not sufficient, then call a special meeting of the homeowners to discuss and vote on an additional one-time assessment to cover costs.

2. Prepare a process for levying and collecting annual assessments/dues for incorporation into the Association's documents (Ryan's Run Homes Association Declaration) for homeowner's consideration/approval at the next Annual Meeting (January 2023). If process is not completed at the January 2023 Annual Meeting, then proceed with approving another one-time assessment similar to item above to cover 2023 costs. Continue to prepare a process to levy and collect assessments for homeowner approval at the January 2024 Annual Meeting.

#### Membership Discussion/Input

The membership then discussed the recommendation and provided input. The input in general was very positive concerning the recommendation. After the discussion, Monty Nigus made a motion to Levy/Collect a One-Time Assessment of \$150.00/Homeowner by March 1, 2022. Nelson Randall seconded the motion. Discussion of the motion was requested, but none occurred because the recommendation had already been thoroughly discussed. Monty Nigus then conducted a vote. The vote was unanimous in favor of the motion. The motion passed. The Board will initiate levying and collecting a one-time assessment of \$150/homeowner by March 1, 2022.

#### **Election of Directors**

The last order of business for the Annual Meeting pertained to the election of directors. Monty Nigus noted that a full slate of Directors had been elected at the last Annual Meeting and that, per our by-laws, Directors shall serve a term of two years, but the terms should be staggered. Therefore, the Board will present three or four Director candidates for membership approval at the next Annual Meeting (January 2023). The remaining Directors will serve another year completing their term of service (i.e., Three-year term). Going forward after that, all Directors will serve 2-year terms, but staggered.

#### **Other Business**

There were no other comments or suggestions for the meeting. However, it was noted that some of the homeowners had received a letter from Overland Park concerning their 2022 major storm sewer repair project. This project includes replacing aging and deteriorating storm sewer infrastructure on 170<sup>th</sup> Street between Antioch Road and Grandview Street. The letter notes a virtual meeting will be held on Thursday, January 27, 2022, between 5:00-6:00pm. It was noted that someone from the membership should attend the meeting. Presumably, those that received the letter would attend. This meeting will be posted to the Association's website for the membership's information. -----Meeting Adjourned.