



## **Ryan's Run Homes Association Board of Directors Meeting Meeting Minutes October 30, 2022**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 5:00pm on October 30, 2022. The meeting was implemented via a Zoom meeting. All seven Directors were present online. The agenda for the meeting is attached for information purposes.

An activity log of actions performed by the Board that have occurred since the first of 2022 is also attached for information purposes. This log is attached so that the membership can see some of the detailed activities by the Board since the last Board meeting.

1. Monty Nigus welcomed the Board members. The Board had not formally met since the last Board Meeting back in March of this year. Over this period, the Board had communicated on various items (i.e., email, etc.), but not fully together via Zoom meeting or face-to-face. It was good to be together.
2. The next order of business was the Treasury report. Myra Schraeder had reported at the previous Board meeting, back in March, that the Association's balance was \$6,391.00. Since then, \$856.82 of expenses have been incurred, which leaves a current balance of \$5,534.18. The expenses over this period included costs for the annual Neighborhood Garage Sale, Summer Gathering, and website maintenance fees, etc.
3. The third order of business was to review the status of the three committees. Committee reports were as follows:
  - Restrictions Committee:
    - ✓ No committee activities were noted.
  - Architectural Committee:
    - ✓ No committee activities were noted.
  - Public Relations Committee:
    - ✓ Annual Christmas Party - Mike O'Neal, Public Relations Committee Chair, led a discussion concerning the planning of the Annual Christmas Party. This event is scheduled each year for the first Saturday in December. Thus, this year's event will be on December 3<sup>rd</sup>. Last year's event was held at Tanner's between 6 to 9pm, and about 35 to 40 neighbors attended. The event noted the party was for adults, but it was suggested that for this year's event, we could open it up and state that "Families are Welcomed".



The idea that one of our neighbors might be willing to host the Annual Christmas Party at their home was brought up. Monty Nigus volunteered to send out an email to the Association asking if anyone would want to host the party, and if so, to respond by November 8<sup>th</sup>. If no response, we would then start planning a party at Tanner's.

As with last year's event, monies were collected in the "Spirit of Giving" for a local charity. Myra Schraeder noted that the Stilwell Baptist Church has a food pantry that would appreciate such a donation. It was noted that this food pantry is well used by the public and a local charity, which fits our neighborhood's intent of helping charities in our area. The Board members were asked to think about other possible charities and advise Mike.

- ✓ Newsletter – Mike noted that we need to plan and publish our second Newsletter for the year before the Thanksgiving holiday and Annual Christmas Party. He asked Myra, Brian, Steve, and Monty to provide write-ups for their respective areas of responsibility by November 10<sup>th</sup> with a goal of publishing the Newsletter the week of November 13<sup>th</sup>.
- ✓ Annual Neighborhood Garage Sale – Mike advised that the Annual Neighborhood Garage Sale for 2023 would be on April 27, 28, and 29. He asked Brian Kramer if Darcie would want help organize the event, since she did such a fantastic job with this year's sale. Brian advised that she would be interested in that.
- ✓ Website – It was noted that our Association's website should be updated with the latest information once some of our near-term planning, as noted in these minutes, has been completed. This update should occur about the time we publish the upcoming Newsletter.

4. The next order of business was the legal assistance review of the Association's By-laws and Restrictions.

- Legal Assistance Review - Monty Nigus reported that our attorney had completed his review and provided responses to Task 2, which described the scope of work for that portion of the legal assistance review. The attorney's responses and cost for the Task 1 scope of work had been performed and approved by the Board last year. Our legal review sub-committee, consisting of Monty, Steve, and Myra, reviewed the attorney's work for Task 2 and found it satisfactory. The sub-committee recommended to the Board that the attorney's Task 2 work and associated fee be approved. After a short discussion, the Board voted unanimously (i.e., 7-0) in favor of approving the attorney's work and paying the attorney's fee. The overall result of the attorney's work was that no



modifications, updates, or revisions to the Association documents are required at this time.

It was noted that the legal assistance review (i.e., Tasks 1 and 2) was completed well within the budgeted amount of \$4,500. Once the Task 2 attorney fee is paid, the Association's balance will be \$2,574.26.

Monty Nigus provided a draft of a legal review summary memo to the Board to document the results of the legal assistance review by our attorney. Based on the Board's action above in approving the attorney's work, Monty will finalize the memo. The memo will be posted to the Association's website so that the legal review results will be available for future reference and use by the Association.

- Assessments - One of the action items that came out of our last Annual Membership Meeting was to have the Board's recommendation on how to deal with assessments. Currently, the Association's documents do not have a process in which to levy and collect assessments. To date, any assessments collected were voluntary at times when the Association had the need to cover incurred costs.

An Amendment to Ryan's Run Homes Association Declaration document was prepared back in 2004 (author unknown), but was never executed. Monty Nigus used this document as a base for developing a draft assessment document for the Association's approval. Monty advised that it appears that all the proper legal language and assessment options were included. The only items he felt needed to be revised were the date in which assessments would be paid each year and, of course, revising/updating the Lot owner's information. In general, the Board thought that such a document was necessary; however, it was noted that the homeowners in Ryan's Run were characteristically independent and that a formal assessment document may not pass even though passage of such a document would require signature of only a majority of the Lot owners. It was suggested, that along with this assessment document, that information be provided that would outline what the Association would get for their money as justification for the document. It was agreed that this subject will be further discussed, reviewed, and agreed upon on how to address as we get closer to the next Annual Membership Meeting.

5. The fifth order of business was to address planning for the next Annual Membership Meeting.
  - Date/Time for Meeting – The timing of the Annual Membership Meeting was thoroughly discussed which zeroed in on Sunday, February 5<sup>th</sup> as the date for the meeting. As we further plan for the meeting, this date will be confirmed, as well



as its time and mode of implementation (i.e., zoom meeting, face-to-face, or both).

- Board Member Succession Planning – A topic for the Annual Membership Meeting will be the election of new Board members. Board members, per the Association's By-laws, serve 2-year terms. Since we started with seven new Board members two years ago, we will need to have 3 to 4 Board members stay on the Board for a one-time third year. This will enable us to alternate the election of 3 to 4 new Board members each year after that in accordance with our By-laws.

Steve and Monty volunteered to stay on for a third year. Mike advised that he preferred to step down, but he would stay on for a third year if he could step down as the chair of the Public Relations Committee. All other Board members implied that they would prefer to step down. It was agreed that this subject will continue to be discussed prior to the Annual Membership Meeting. In the meantime, Board members will survey the Membership for members who will volunteer to serve on the Board. As those members are determined, the Board member will advise Monty so that he can keep track of the number of volunteers. We don't want to over commit.

- Assessments – As discussed above, this topic for the Annual Membership Meeting is still under discussion, and the approach to assessments will be finalized prior to the meeting.

6. The sixth order of business was to address miscellaneous items.

- The miscellaneous items on the agenda included the Storm Sewer Repair Project, 167<sup>th</sup> Street Improvements Project, and the Wilshire Hills Development activities. Unfortunately, due to commitments of some of the Board members, the meeting had to close at 6:30pm. Thus, there was no time to discuss these miscellaneous items. These items will be discussed at another time; however, it should be noted that there are no outstanding action items for the Board concerning these items.

7. The last order of business was to establish the date and time of the next Board Meeting. Monty will determine the next Board Meeting date. Most likely, the next meeting will occur before the end of the year, but for sure, it will occur after the end of the year prior to the Annual Membership Meeting.

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  
October 30, 2022  
5:00 pm  
Via Zoom

## AGENDA

1. Welcome
2. Treasury Report
  - a. Current Balance/Transactions.
3. Committees
  - a. Restrictions
    - i. Any Updates?
  - b. Architectural
    - i. Any Updates?
  - c. Public Relations
    - i. Next Newsletter (Schedule/Plan).
    - ii. Christmas Party (Plan, Send Out Early Notification to Membership).
    - iii. Update Website.
4. By-Laws/Restrictions
  - a. Draft Legal Review of Documents Summary Memo. (See Attachment)
  - b. Board Approval of Legal Review and Final Payment.
  - c. Draft Assessment Amendment Comment/Review. (See Attachment)
5. Annual Meeting
  - a. Date/Time/Via Zoom? (Update Website, Send Out Early Notification to Membership)
  - b. Board Members Stepping Down?
  - c. New Board Members for Membership Approval?
  - d. Assessments for Membership Approval.
6. Miscellaneous
  - a. Storm Sewer Repair Project Status.
  - b. 167<sup>th</sup> Street Improvements Project Status.
  - c. Wilshire Hills Development Activities.
7. Schedule Next Board Meeting

### **Zoom Information**

Topic: HOA Board Meeting  
Time: Oct 30, 2022, 05:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/83113939425?pwd=VU4rRkJ1eTFlbk1LVWIIRTVYMFMyQT09>

Meeting ID: 831 1393 9425

Passcode: 867561



## Ryan's Run Homes Association Activity Log (2022)

January 2022:

- 220105: Held **first** Board Meeting of 2022 via zoom. Five of the seven Board members were present, which still represented a quorum for the meeting.
- 220107: Prepared a final agenda and power point presentation for the upcoming Annual Membership Meeting and distributed to Association membership.
- 220109: Held the 2022 Annual Membership Meeting via zoom. Twelve of the 42 homeowners were present, which represents a quorum per Article 10.4 of the Association By-Laws.
- 220111: Myra Schraeder prepared a draft Special Assessment Information Letter for the Board's review at the 011222 Board of Directors Meeting.
- 220112: Prepared an agenda for the 011222 Board of Directors Meeting and distributed to the Board members.
- 220112: Finalized and mailed the legal assistance proposal request letter for Task 2 services.

### **Above Activities Included with 220112 Board Meeting Minutes**

- 220112: Held **second** Board Meeting of 2022 via zoom. All seven Board members were present.
- 220119: Received the 167<sup>th</sup> Street Roadway Improvements, Switzer to Antioch Roads (TH-1914) Public Information Meeting notice in the mail. The meeting is to be held on March 1st at the BV Public Works Maintenance Facility at 6869 W. 153<sup>rd</sup> Street, Overland Park, Kansas.
- 220120: Jim Wirt and I prepared and distributed the 220105 Board Meeting Minutes. The minutes were posted to the website.
- 220121: Posted the slide presentation and video recording of the 2022 Ryan's Run Homes Association Annual Membership Meeting to the website.
- 220122: Kim Wirt setup an email address for the Ryan's Run Homes Association ([email@ryansrunhoa.org](mailto:email@ryansrunhoa.org) ). The email address was also posted to the website as a way to contact the Association.
- 220127: Attended the virtual meeting for Overland Park's 2022 Major Storm Sewer Repair Project and sent email to membership summarizing the meeting highlights.
- 220128: Prepared and distributed the 2022 Ryan's Run Homes Association Annual Meeting Minutes to the Association membership. The minutes were posted to the website.



- 220128: Posted the 2021 Ryan's Run Homes Association Annual Meeting Minutes to the website for record keeping purposes. The website had not yet been created at the time of this meeting.
- 220131: Sent out assessment letter to the homeowners.
- 220201: Finalized Special Assessment Information Letter and mailed to the membership. Also, finalized the PayPal option for assessments on the website homepage.
- 220203: Gave Myra my request for reimbursement form for expenses associated with copying the assessment letter for distribution.
- 220207: Called Mark McFarland asking about the status of his proposal for Task 2 activities. He advised that our letter got tied-up in the mail and was about 3 weeks late. Thus, he has just recently received the letter. Plus, his firm has had some commuter system issues that has affected his firm's workload. He advised that he would address by the end of this week.
- 220208: Jim Wirt and I prepared and distributed the 220112 Board Meeting Minutes. The minutes were posted to the website.
- 220215: Mike O'Neal/Darcie Kramer sent texts concerning planning for the upcoming Neighborhood Garage Sale. Darcie is managing this effort for the Public Relations Committee. The sale will be held Thursday, April 28<sup>th</sup> through Saturday, April 30<sup>th</sup>. A list of action items in preparation for the sale was established.
- 220215: Myra Schraeder sent out thank you emails to those homeowners who had submitted their 2022 special assessment. She also sent out a reminder email to those homeowners who had not. The 2022 special assessment is due March 1<sup>st</sup>.
- 220217: Myra Schraeder filed our Association's Annual Report with the State for 2022. The report was posted to our website.
- 220219: Mike O'Neal/Darcie Kramer sent out a blanket email to the membership advising of the Neighborhood Garage Sale coming up at the end of April. More information about the garage sale will come out as we get closer to that date.
- 220222: Sent an email to Mark McFarland inquiring about the status of his proposal for Task 2 activities concerning legal assistance associated with our legal documents.
- 220303: Myra Schraeder advised that she had received over 90% of the 2022 special assessment payments from homeowners.
- 220308: Called Mark McFarland inquiring about the status of his proposal for Task 2 activities concerning legal assistance associated with our legal documents. He advised that he had not addressed the proposal, but would do so this week. He was sorry that he has been tardy in completing this activity.
- 220308: Prepared an agenda for the 030922 Board of Directors Meeting and distributed to the Board members.



## Above Activities Included with 220309 Board Meeting Minutes

- 220309: Held **third** Board Meeting of 2022 via zoom. Six of the seven Board members were present, which represented a quorum for the meeting.
- 220309: Sent email out to membership advising how Jesse Kangas is helping local Ukrainian families and noting a way for members to help the Ukrainian situation if so desired..
- 220314: Received email from Scott Hamblin through Wendy Krause concerning the City's viewpoint about construction access through Wilshire Hills and 179<sup>th</sup> Street during construction of the 167<sup>th</sup> Street improvements.
- 220315: Wendy Krause contacted Jeff Cox concerning the traffic through Wilshire Hills and 170<sup>th</sup> Street during construction of the 167<sup>th</sup> Street improvements and advised that this arrangement was in violation of the stipulation agreed upon between the City, Wilshire Hills, and Ryan's Run during rezoning of the Wilshire Hills property. Jeff forwarded her concern to the City.
- 220316: Brian Shields of the City (City Traffic Engineer) responded to Jeff Cox's inquiring advising that the stipulation was completed since the platting of the property had been approved by the City. Platting of the property, according to the City's standard practice, validates that the property lots have been developed. Thus, the 170<sup>th</sup> Street gate could be opened to traffic. However, this is not Ryan's Run's opinion of the stipulation's intent per discussions during the City Council Meeting.
- 220317: I then sent an email to Jeff Cox and Scott Hamblin asking for their guidance on how to proceed.
- 220318: Jeff Cox responded to my email advising that we should send an email to the City outlining our concerns. After getting a response to the City, a meeting amongst all parties may be required to work things out concerning how to manage local traffic during the 167<sup>th</sup> Street improvement work.
- 220318: Jim Wirt and I prepared and distributed the 220309 Board Meeting Minutes. The minutes will be posted to the website, along with a video recording of the meeting.
- 220329: Sent our attorney, Mark McFarland, an email inquiring about the status of getting Ryan's Run a proposal for the continued review of our documents. He advised that he had been tied up in a court case the last few weeks. He said he would address this the week of April 3<sup>rd</sup>.
- 220331: Sent an initial draft of Ryan's Run Tidbits (Past and Present) to Mike O'Neal for inclusion into the draft May 2022 Newsletter. This will be reviewed and edited as required once the entire draft newsletter has been assembled.
- 220331: Received a request from John Hartley inquiring about HOA specs (house type/square footage) for constructing a home in Ryan's Run. Prepared a draft response



and sent it to the Board for their review and input. Board feedback was received, and the email response was sent to John.

- 220402: Mike O’Neal/Darcie Kramer sent out an email to the neighborhood announcing details of the upcoming Annual Ryan’s Run Garage Sale that will take place at the end of this month.
- 220405: Drafted a response letter to the March 1<sup>st</sup> 167<sup>th</sup> roadway improvements public information meeting and emailed it to the Board for review and comment. The issue is that the City intends to use 170<sup>th</sup> Street for temporary access during construction of the roadway improvements, which would violate our agreement stipulation with the City and Wilshire Hills Development that prevents 170<sup>th</sup> being open to traffic until completion of the 51<sup>st</sup> lot of the development.
- 220406: Drafted another response letter to the March 1<sup>st</sup> 167<sup>th</sup> roadway improvements information meeting that was direct and to the point (i.e., much shorter than the version drafted on 040522) and emailed it to the Board for review and comment. Through various response emails from the Board members, the Board preferred the short, direct, to the point version of the response letter.
- 220408: Received the Task 2 legal review proposal from our Attorney. Advised him that I would be calling him the week of April 17<sup>th</sup> to discuss.
- 220415: Forwarded the Attorney’s proposal to the legal review subcommittee (i.e., Myra and Steve) for their information and advised we would get together after I have had a chance to discuss with the Attorney.
- 220415: Emailed the short, direct, to the point version of the response letter to the March 1<sup>st</sup> 167<sup>th</sup> roadway improvements information meeting to Brent Gerard of the City with copies to Jeff Cox and Scott Hamblin, our Ward 6 Councilmembers, as well as to the Board of Directors.
- 220419: Sent my input to Mike O’Neal for the May Newsletter. A final draft should be ready by May 1<sup>st</sup> for Board final review.
- 220426: Sent email to Mark McFarland concerning a response to my email confirming the necessary scope of work included in his April 15<sup>th</sup> proposal.
- 220426: Sent email to Brent Gerard of the City concerning his lack of response to our April 15<sup>th</sup> response to the March 1<sup>st</sup> public information meeting.
- 220428: Received response from the City about our April 15<sup>th</sup> response to the March 1<sup>st</sup> public information meeting.
- 220502: Received response from Attorney confirming the scope of work for Task 2 of the legal review of the Association documents.
- 220502: Sent Attorney’s proposal to our legal subcommittee (Myra, Steve, and me) for review and comment.
- 220509: Sent Attorney’s proposal to the Board of Directors for approval and issuance of a notice-to-proceed.



- 220510: Distributed via email the May 2022 newsletter to the Association. (Before distributing, the newsletter was sent to the Board for approval. Heard back from only 4 Directors via an email vote. Since this was a majority, the newsletter was therefore approved for distribution.)
- 220515: Sent Attorney a Notice-to-Proceed to perform the Task 2 activities. (Before sending the NTP, the Board was requested to vote on the issuance of the NTP via email. Four Directors responded with a “yes” vote (Wendy, Myra, Steve, and Monty). The other Directors did not respond. Four votes are a majority, therefore, the issuance of a NTP was approved.)
- 220516: Received costs from Kim Wirt for maintaining the Association website. This amounted to \$149 (Domain registration - \$18, mailboxes at ryansrunhoa.org - \$35, and Word Press site plan - \$96). Myra will follow-up with a check payment to her.
- 220517: Wendy Krause coordinated with the Board and our Ward 3 Council member concerning a zoom meeting with the City about the 167<sup>th</sup> Street Improvements detour to 170<sup>th</sup> Street. The zoom meeting would be planned for the week of May 23<sup>rd</sup> depending upon the City’s availability.
- 220519: Attorney confirmed that he had received our Notice-to-Proceed and that they are already working on the task.
- 220521: Sent an email to the membership with some info concerning the use of lawn care chemicals for information purposes. Also advised in the email a reminder about RSVPing for the upcoming June 12<sup>th</sup> Annual Summer Gathering.
- 220527: Participated in a conference call with the City of Overland Park concerning the 167<sup>th</sup> Street Improvements Project and the City’s intended use of a detour that will utilize/open up 170<sup>th</sup> Street for local traffic during the roadway improvements construction. This would be in violation of our agreement/stipulation with the City and Wilshire Hills that would not open up 170<sup>th</sup> Street until completion of the 51<sup>st</sup> lot of the development. Board attendees were Monty Nigus, Wendy Krause, Myra Schraeder, and Mike O’Neal. Jeff Cox and Scott Hamblin, our Ward 6 City Council representatives, were also on the call. Brent Gerard, City’s Project Manager, Lorraine Basalo, City Engineer, and Kyle Dieckmann, City’s Supervisory Civil Engineer represented the City on the call. In general, there was a lot of discussion about what was said and took place during the June 1, 2020, City Council Meeting where the stipulation concerning opening 170<sup>th</sup> Street was agreed to. The design of the improvements still has a long way to go, but this discussion raised several points to be worked through. Scott Hamblin will be addressing this with the City Council/Staff because what the City wants to do with 170<sup>th</sup> Street does not correlate with the June 1, 2020, City Council Meeting discussions.
- 220601: Received from Brent Gerard, City of Overland Park, the recording of our May 27<sup>th</sup> conference call.



- 220602: Sent out an email to the membership reminding them to RSVP for the upcoming 2022 Annual Summer Gathering and advising of the upcoming chip/seal project for our neighborhood streets.
- 220612: Attended the 2022 Annual Summer Gathering.
- 220616: Received phone call from a homeowner about a request to store her pontoon boat behind her detached garage. I told her that the Board, particularly the Restrictions Committee, will review and get back to probably next week or so.
- 220702: A neighbor advised that it might be a good idea to advise the membership that owning/shooting off fireworks within Overland Park is illegal and that police may fine/stop such activity if called upon. I sent a note to the Board for them to weigh in as to whether or not such a notification should be sent out. Fireworks is not mentioned in our "restrictions"; thus, this would be a City matter.
- 220703: The Board responded back on the above fireworks matter. The consensus was not to send out an email. Since fireworks is not in our restrictions, it was believed that it is up to the individual homeowner to abide by local City/County laws.
- 220705: Delivered a letter to a homeowner about her question concerning being able to store her pontoon boat behind her garage. The letter advised that as long as the boat was at least 75 feet from the center of the road and at least 25 feet from the side property line that it would fall within the Ryan's Run Homes Association restrictions. This was based on the review of our Restrictions Committee that was completed on June 23<sup>rd</sup>.. We also advised her that she needs to check the City and County requirements as they may have other/further restrictions.
- 220713: Sent Mark McFarland an email asking about the status of his review.
- 110716: A homeowner sent out a blanket email advising her concern about street safety concerning children driven items on our street. Another homeowner advised that their children driving these vehicles are always under adult supervision.
- 220721: Received response from Mark McFarland concerning his document review status. He advised that the review has been completed and the report is in progress, but he is currently out of the office for a family funeral and will be back on Monday.
- 220722: A homeowner advised that the City had completed the chip n Seal surfacing at the end of the cul-de-sac at 169<sup>th</sup>, and that they had left two large piles of gravel which could be a safety hazard. The homeowner had contacted the City and about this issue.
- 220724: Sent a follow-up email to the homeowner about her boat storage plan confirming that the HOA had no issue with their storage plan. However, they had already sold the boat and now will not be storing a boat on their property.
- 220809: The OPFD sent an email to me, the HOA contact, concerning a survey for their strategic planning process. They are working towards a re-accreditation process for the 2023-2928 period. Part of this process is to engage with the community partners on developing strategic initiatives for the next 5 years. I filled out and returned the survey.



- 220809: A homeowner inquired to me about how I helped them build their detached garage. They are planning a new addition to their home. I advised them that John Baker had helped me build my garage, and I gave them his telephone number.
- 220905: A realtor for the selling of the Maggio home sent an email inquiring about whether or not the HOA would allow the keeping and maintaining of chickens on Ryan's Run properties. Apparently, the City has a pilot program now which would allow chickens. However, the pilot program also states that the homeowner association could still restrict the keeping and maintaining of chickens. The Restrictions Committee researched our current restrictions and found that our restrictions do not allow the keeping and maintaining of chickens on homeowner properties. The realtor was advised accordingly.
- 220907: Received an update from Tom Schraeder concerning the status of the 167<sup>th</sup> Street improvements project as it relates to the southside homeowners along 167<sup>th</sup> Street. Basically, these homeowners are still in negotiations with the City concerning property easements and other impacts to their properties. These homeowners may entertain legal help in dealing with the City, particularly since little progress has been made in the negotiations.
- 220913: Sent a follow-up email to our attorney concerning the status of reviewing our HOA documents. I indicated that we would like to get his input such that we can have time to evaluate and implement any changes to the documents by the end of the year.
- 220919: Received attorney's opinion letter for a response to Task 2 legal services. Upon my initial review of his response, it appears that the letter may have been the wrong letter that he intended to send. I responded back to the attorney accordingly, and will await his response.
- 220919: A homeowner reached out to the neighborhood inquiring about reliable pest control/termite inspection and control companies. Neighbors provided some feedback.
- 220920: Received the correct attorney's response to our Task 2 action items. This will be reviewed by the Board's legal subcommittee for appropriate recommendations to the Board.
- 220922: Sent to legal subcommittee a copy of attorney's response with my initial thoughts in preparation for a subcommittee meeting on 092722.
- 220927: The Board's legal subcommittee met to review our attorney's responses to our Task 2 action items. Basically, the subcommittee concurred with the attorney's responses, but had a couple of questions relative to amending the Declaration of Restrictions and whether or not the City or County regulations govern our subdivision. It was agreed Monty would send these questions/comments to the attorney for his input.



- 220929: Sent email to attorney requesting his input to our Board's legal subcommittee's questions relative to amending the Declaration of Restrictions and whether or not the City or County regulations govern our subdivision.
- 221004: Received attorney's responses to the Board's legal subcommittee's questions. The subcommittee reviewed these responses and had no further questions.
- 221005: Sent email to attorney requesting his cost for his Task 2 action item responses. Once received, his responses and costs will be sent to the Board for their review, comment and/or approval.
- 221006: Wendy Krause noticed that the roadway being built up to our existing 170<sup>th</sup> Street from the Wilshire Hills development did not include a reasonable traffic calming device as agreed to with the City Council. She notified Jeff Cox, Faris Farassetti, and Scott Hamblin. Jeff Cox then forwarded Wendy's message to Jack Messer and Tony Hofmann for action. Jack responded on October 10<sup>th</sup> advising that the City had already designed the traffic calming device and provided a plan drawing of it. This design appears to be insufficient and most likely will not provide the desired result of a traffic calming device needed to assure safety on our streets.
- 221012: Received attorney's email with his estimated cost of \$2,950 for the Task 2 work. His detailed billing is in the mail to me.
- 221012: Wendy Krause, Mike O'Neal, Ron Millard (and Caryn) met at the Krause's home to discuss next steps concerning the currently designed traffic calming device. The group concluded that meeting with Jack Messer at the site should be arranged, along with a list of bullet points that present our concerns about the City's current design of the device. Monty Nigus volunteered to develop the bullet list of concerns. Wendy called Jack on 10/13/22 to make the site meeting arrangements, but she received no response. If no response by 10/14/22, we will ask Jeff Cox and Scott Hamblin to intervene concerning setting up a meeting to discuss this matter. On 10/14/22, Jack Messer did notify Wendy that he thought the calming device was to be 8-foot wide and that what was sent previously was an earlier version of the design. He advised he would follow-up on Monday with confirmation.
- 221014: Received our attorney's detailed invoice for the Task 2 review work in the amount of \$2,959.92. Will forward it to Myra Schraeder, Treasurer, for eventual payment once the Board approves at the next Board Meeting.
- 221017: Jack Messer sent Wendy an email confirming the 8-foot-wide traffic island and implied that it would also be landscaped. He also advised that he was also checking with the traffic division concerning speed zone signage. Wendy requested a plan of the island and is hoping that it might include some landscaping details.
- 221026: Sent email to attorney inquiring about the official Association documents that he provided for his review. The documents did not include all of our documents, and it included two copies of the By-Laws. He clarified that one of the copies included an extra page at its end, which does not have any substantive affect. It is not necessary to



delete one of the copies. The documents that he did not include were not pertain to his review, so he did not provide.

- 221026: Prepared a draft summary memo for the legal assistance activity completed by our attorney. The intend of the draft memo is to get the Board's final approval of the work and final payment to the attorney. The memo will be posted to the website for future reference and use by the Association.
- 221028: Prepared a draft amendment to the Association's Declaration for the inclusion of assessments. The draft is just an edit of a document prepared early on after the Association was formed, but not implemented.