



Ryan's Run Homes Association Board of Directors Meeting Meeting Minutes January 16, 2023

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00pm on January 16, 2023. The meeting was implemented via a Zoom meeting. Six 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 member and hoped they had a great holiday season.
2. The first order of business was the Treasury report. Myra Schraeder had reported at the previous Board meeting, back in October, that the Association's balance was \$5,534.18. Since then, \$3,112.72 of expenses have been incurred, which leaves a current balance of \$2,421.46. The expenses over this period included costs for the legal review of our documents and the annual Christmas Party.
3. The second 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. However, Brian Kramer mentioned that trash is starting to accumulate along the property line between Ryan's Run and the Wilshire Hills development. He recommended that an email or text be sent to Jeff Ashner bringing this to his attention and action. Brian will send such a communication to Jeff on behalf of Ryan's Run.
 - Public Relations Committee:
 - ✓ Annual Christmas Party - Mike O'Neal, Public Relations Committee Chair, advised that the annual Christmas Party was held again this year at Tanner's. About 17 attendees were present, which was somewhat lower than last year's party. Even with the low turnout, everyone had a great time.



As with last year's event, monies were collected in the "Spirit of Giving" for a local charity. The local charity for this year's event was the Stilwell Baptist Church Food Pantry. 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. Contributions of \$240 were collected for this food pantry. Thanks to all who contributed to this worthy cause.

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

- Legal Assistance Review – Monty Nigus advised that we had received another invoice from our attorney for follow-up questions in the amount of \$847.00. This was a surprise because our follow-up questions were basically asking for clarification on the attorney's responses to the Task 2 items. The Board decided that the attorney should justify these additional costs.

Monty Nigus prepared a letter commenting on the additional costs submitted by the attorney. The letter was delivered via email, and Monty also followed up with a voice mail to the attorney.

The attorney agreed that it was not clear as to the cost for answering the follow-up questions and advised that he would void the invoice. Thus, no additional costs. Future legal work will be scoped out and an estimated cost/schedule will be provided before proceeding with the work.

- Registered Agent – Monty Nigus advised that Lyle Pishny had advised via email that he wishes to resign as our registered agent. Monty Nigus called him to discuss, and Lyle believes in his current situation that this would be in his best interest. Monty advised that we should be able to accommodate, and that he would discuss with the Board. Lyle advised that it is a simple form online to fill out to get a new registered agent on board. Lyle noted that a legal entity, a board member or individual, or a firm such as C.T. Corporation could fulfill this role. He noted that having a firm fulfill this role would probably cost a minimum of \$200 annually.

The Board discussed this matter and agreed that having a member of the Association to fulfill this role would be the best way forward at this time and would save the expense cost. Jim Wirt volunteered to fulfill this role. Monty and Jim will work together to complete the paperwork online.

- Assessments – Monty Nigus presented another draft of the amendment document for assessments to the Board for comment. The Board had a general discussion on the document and agreed that the document was necessary and that we should move forward with presenting it to the membership at the annual meeting. Monty



will make a few edits to the document and email it to the Board members for their final comment prior to the Annual Membership Meeting.

5. The fourth order of business was to address planning for the next Annual Membership Meeting.

- Date/Time/Via Zoom for Meeting – The date and time for the Annual Membership Meeting have been set, and the website has been updated accordingly. Monty Nigus will send out an early notification to the membership advising of the upcoming membership meeting. Monty will also draft an agenda (slide deck) for the meeting and will send it around to the Board Members for their review and comment before the meeting via email. Once agreed upon, Monty will distribute to the membership along with the zoom meeting information.
- Board Members Stepping Down – The following Board Members will be stepping down having completed their 2-year terms:
 - Wendy Krause
 - Brian Kramer
 - Jim Wirt
 - Myra Schraeder

Monty Nigus, Steve Grier, and Mike O’Neal will stay on for one more year such that the election of directors may be staggered in the future.

- New Board Members for Membership Approval – The following nominees for the Board will be presented to the membership at the annual meeting for approval. They are:
 - Ryan Craig
 - Michelle Saporito
 - Josh Woolard
 - Terri Gabler
- Assessments – As discussed above, Monty will make a few edits to the current draft amendment document and will pass it around via email to the Board members for final review and approval prior to the Annual Membership Meeting.

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

- The miscellaneous items on the agenda included the Storm Sewer Repair Project, 167th Street Improvements Project, Wilshire Hills Development activities, and the possibility of initiating a committee to look into entrance signs/monuments since the old entrance signs/monuments will be destroyed with the construction of new roadways in the area. There were no significant updates to the sewer, 167th, and Wilshire Hills projects. It was agreed that the idea of entrance signs/monuments be presented at the Annual Membership Meeting to get membership comment and input.



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, which will be soon after 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

January 16, 2023

7:00 pm

Via Zoom

AGENDA

1. Treasury Report
 - a. Current Balance/Transactions.
2. Committees
 - a. Restrictions.
 - i. Any Updates?
 - b. Architectural.
 - i. Any Updates?
 - c. Public Relations.
 - i. Christmas Gathering Results (17 attendees, \$240 contributions).
3. By-Laws/Restrictions
 - a. Legal review.
 - i. Last attorney invoice was written-off.
 - b. Registered Agent.
 - i. Lyle Pishny wishes to resign as our Registered Agent.
 - ii. Options: hire another legal entity, perform ourselves, or hire a registered agent services company. (See Attachments for These Services)
 - c. Draft Assessment Amendment Comment/Review. (See Attachment)
4. Annual Meeting
 - a. Date/Time/Via Zoom? (Update Website, Send Out Early Notification to Membership, Agenda)
 - b. Board Members Stepping Down?
 - c. New Board Members for Membership Approval?
 - d. Assessments for Membership Approval. (Amendment Approval)
5. Miscellaneous
 - a. Storm Sewer Repair Project Status.
 - b. 167th Street Improvements Project Status.
 - c. Wilshire Hills Development Activities.
 - d. Entrance Signs Committee.
6. Schedule Next Board Meeting

Zoom Information

Topic: HOA Board Meeting

Time: Jan 16, 2023, 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://clcop.zoom.us/j/84891948313?pwd=TFJhbVFBOXREWXM1bmRTWDZ2Z2p0QT09>

Meeting ID: 848 9194 8313/Passcode: 635694



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 167th 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. 153rd 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). 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 28th through Saturday, April 30th. 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 1st.
- 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 179th Street during construction of the 167th Street improvements.
- 220315: Wendy Krause contacted Jeff Cox concerning the traffic through Wilshire Hills and 170th Street during construction of the 167th 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 170th 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 167th 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 3rd.
- 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 1st 167th roadway improvements public information meeting and emailed it to the Board for review and comment. The issue is that the City intends to use 170th 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 170th being open to traffic until completion of the 51st lot of the development.
- 220406: Drafted another response letter to the March 1st 167th 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 17th 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 1st 167th 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 1st 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 15th proposal.
- 220426: Sent email to Brent Gerard of the City concerning his lack of response to our April 15th response to the March 1st public information meeting.
- 220428: Received response from the City about our April 15th response to the March 1st 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 167th Street Improvements detour to 170th Street. The zoom meeting would be planned for the week of May 23rd 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 12th Annual Summer Gathering.
- 220527: Participated in a conference call with the City of Overland Park concerning the 167th Street Improvements Project and the City’s intended use of a detour that will utilize/open up 170th 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 170th Street until completion of the 51st 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 170th 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 170th 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 27th 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 23rd.. 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 169th, 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 helped me build my 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 strictions 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 167th Street improvements project as it relates to the southside homeowners along 167th 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 170th 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 10th 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 intent 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.



- 221029: Prepared an agenda for the 103022 Board of Directors Meeting and distributed to the Board members.

Above Activities Included with 221030 Board Meeting Minutes

- 221030: Held **fourth** Board Meeting of 2022 via zoom. All seven Board members were present.
- 221102: Sent payment via regular mail of \$2,959.92 to attorney for his invoice No. 336281 dated October 11, 2022.
- 221106: Prepared a legal review summary memo that summarizes the legal review effort. A non-cost version of the memo was posted to the Association's website.
- 221112: Jim Wirt and I prepared and distributed the 221030 Board Meeting Minutes. The minutes will be posted to the website.
- 221116: The Public Relations Committee published the November 2022 newsletter. The newsletter was distributed to Association members via email and posted to the website.
- 221116: Received another Invoice No. 338273 from attorney for follow-up questions in the amount of \$847.00. This was a surprise because our follow-up questions were basically asking for clarification on the attorney's responses to the Task 2 items. The Board decided that the attorney should justify these additional costs.
- 221119: Sent a reminder via email to the Association members concerning the upcoming annual Christmas Gathering planned for Saturday, December 3rd.
- 221121: Received a request for Homes Association information from the Maggio's realtor. The Maggio's are in the process of selling their house. Myra Schraeder completed and submitted the information request. The new homeowner's names are Nicholas and Tabitha Severin.
- 221122: Prepared a letter commenting on the additional costs submitted per the attorney's Invoice No. 338273. The letter was delivered via email. A follow-up voice mail was left with the attorney in December inquiring about the lack of an attorney response to the 112222 letter.
- 221122: It was noted that the roadway in Wilshire Hills is being extended to the west end of 170th Street. This is the location of a traffic calming device to be installed by the development in conjunction with our agreement with Wilshire Hills. The roadway being laid out indicated a very small traffic calming device, one that would be insufficient and not meet the intent of the agreement. Wendy Krause contacted Jack Messer of the City of Overland Park to inquire about the size of the device, and Jack advised that it was being planned to be 8-foot in width. It was decided that size/width of traffic calming device would be sufficient, and that the City/Developer could proceed with its construction.
- 221203: The annual Christmas Gathering was held at Tanner's. Seventeen Ryan's Run people attended. Fun was had by everyone. Also, associated with the Christmas



season, Ryan's Run members contributed \$240 to the Stilwell Baptist food pantry as part of a fundraiser for the Christmas season.

- 221204: Terri Gabler noted to the Association that the Overland Park Sports Complex construction will be starting December 7th. The complex is located within the Bluhawk Development. Obviously, this will increase traffic in our area.
- 221206: In conjunction with selling homes within the Ryan's Run Homes Association, Michelle Saporito inquired whether or not chicken coops are allowed. Steve Grier, Restrictions Committee Chair, sent her a copy of our restrictions and also advised that they are not allowed.
- 221209: An Affidavit of Service and a (Eminent Domain) Petition in Case No. 22cv5904 Div.2, City of Overland Park Kansas vs. various defendants and landowners were delivered to the Board through Lyle Pishny, who is the Association's current registered agent. This is a condemnation proceeding against a couple of landowners along 167th Street where the City is implementing improvements to the roadway and additional land and easements need to be purchased. Overall, this affects only the specific landowners adjacent to 167th and does not impact the Association. A condemnation hearing is set for January 6th at 10pm via zoom.
- 221212: Lyle Pishny advised via email that he wishes to resign as our registered agent. I called him to discuss, and he believes in his current situation that this would be in his best interest. I advised that we should be able to accommodate, and that I will discuss with the Board at the next meeting. Lyle advised that it is a simple form to fill out to get a new registered agent on board. Lyle noted that a legal entity, a board or individual, or a firm such as C.T. Corporation could fulfill this role.
- 221214: A question arose, as part of the 167th Street Improvements eminent domain proceedings, as to whether or not compensation should be provided for the current Ryan's Run entrance signs at the intersection of 167th and Grandview. One is on the Goran Hunjak property and the other on the John Baker property. These signs will be removed as part of the widening of 167th Street. These signs are very old (original) and not worth much. The Board voted via email (6-0) to let the respective landowner negotiate, and retain, whatever compensation they can get with regard to selling the needed property to the City. Technically, the Association does not own the signs.
- 221222: Michelle Saporito reported a missing dog, but the owner was soon located.

Above Activities Included with 230116 Board Meeting Minutes