



Ryan's Run Homes Association

Annual Membership Meeting

February 8, 2023
7:00 pm

Location: Monty Nigus' Garage at 16795 Grandview Steet

Welcome

- **Meeting Attendees (Headcount for Quorum Purposes)**
- **Board Member Introductions**
 - ✓ **Monty Nigus – President**
 - ✓ **Wendy Krause – Vice President**
 - ✓ **Myra Schraeder – Treasurer**
 - ✓ **Jim Wirt – Secretary**
 - ✓ **Steve Grier – Restrictions Committee Chair**
 - ✓ **Brian Kramer – Architectural Committee Chair**
 - ✓ **Mike O’Neal – Public Relations Committee Chair**
- **New Neighbors**
 - ✓ **Nicolas and Tabitha Severin**
 - ✓ **Keith and Johanna Wilkinson**

Agenda

1. Reports of Affairs

- **General**
- **Treasurer's Report**
- **Restriction Committee Report**
- **Architectural Committee Report**
- **Public Relations Committee Report**

2. Assessments

- **History**
- **Estimated Association Costs**
- **Recommendation for Providing General Operating Funds**
- **Membership Discussion/Input**

3. Election of Directors

4. Other Business????

1. Reports of Affairs

➤ General

- ✓ Held 2022 Annual Membership Meeting.
- ✓ Continued to Monitor Wilshire Hills Development Activities.
 - Street/House Construction Underway.
 - Early Road Connection to 170th Street Due to 167th Street Improvements Detour .
 - Coordinated Traffic Calming Device Design with City.
- ✓ Obtained an Email Address for Ryan's Run (email@ryansrunhoa.org).
- ✓ Levied/Collected One-Time Assessment of \$150/Homeowner for General Operating Fund.
- ✓ Completed Review/Update of Association By-Laws, Restrictions, and Other Association Documents.
 - Board Determined No Updates/Changes Required in Documents.
 - Summary Memo of Legal Review Details/Results Provided on Website.
 - Budgeted Cost - \$4,500; Actual Cost - \$3,659.92.
- ✓ Held Our First Annual Neighborhood Garage Sale.
- ✓ Held Annual Summer Social and Christmas Gathering.
- ✓ Prepared Bi-Annual Newsletters.
- ✓ Monitored Storm Sewer Improvements Project and 167th Street, Antioch Road, 69 Express Projects.

1. Reports of Affairs (Cont'd)

➤ Treasurer's Report (Myra Schraeder – Treasurer)

✓ 2022 Beginning Balance \$345.25

✓ 2022 Receipts \$ 6,151.28

• Special Assessment \$ 6,151.28

✓ 2022 Expenses (\$3,922.27)

• Special Assessment Mailing (\$65.53)

• Kansas Not for Profit Annual Filing Fee (\$40.00)

• Website Fee (\$149.00)

• Annual Neighborhood Garage Sale

○ reusable signs and advertising (470.64)

• Annual Summer Social

○ groceries/Supplies (\$237.18)

• Attorney Fee for Association Document Review: (\$2959.92)

✓ 2022 Ending Balance: \$2574.26

1. Reports of Affairs (Cont'd)

- **Restrictions Committee Report (Steve Grier – Chair)**
 - ✓ **Violations/Variances – None to Report**
 - ✓ **Review/Update Restrictions After Attorney's Review**
- **Architectural Committee Report (Brian Kramer – Chair)**
 - ✓ **Building/Structure Reviews**
- **Public Relations Committee Report (Mike O'Neal – Chair)**
 - ✓ **Newsletters**
 - ✓ **Annual Neighborhood Garage Sale**
 - ✓ **Annual Summer Social**
 - ✓ **Annual Christmas Gathering (Thanks Everyone for Donations of \$240 to Stilwell Baptist Church Food Pantry!!!!)**

2. Assessments

➤ History

- ✓ **Amendment to Ryan's Run Homes Association Declaration (Formerly Blue Valley West) Not Approved - 2004**
- ✓ **Only One-Time/Special Assessments to Date – Completed a One-Time Assessment of \$150/Homeowner in 2022.**
- ✓ **No Documented Process to Levy or Collect Assessments for the Association's General Operating Fund.**
- ✓ **Maximum \$5,000 Carry-Over Limit From Year to Year Due to Non-Profit Status (501c3 Restrictions)**

2. Assessments (Cont'd)

➤ Estimated Association Costs

✓ Annual Reoccurring Costs:

- | | |
|---|-----------------|
| • Kansas Not For Profit Filing Fee: | \$40.00 |
| • Website Fee: | \$150.00 |
| • Summer Social (2022 - \$237.18): | |
| \$400.00 | |
| • Christmas Gathering (2022 - \$152.80): | \$400.00 |
| • Neighborhood Garage Sale (2022 - \$470.64): | \$300.00 |
| • Legal Assistance: | \$500.00 |
| • Miscellaneous (2022 – \$65.52): | <u>\$300.00</u> |
| • Estimated Total Annual Reoccurring Costs: | \$2,090.00 |

✓ One-Time Near-Term Costs:

- | | |
|-----------------------------|-------|
| • None Anticipated for 2023 | ----- |
|-----------------------------|-------|

2. Assessments (Cont'd)

➤ **Recommendation for Providing General Operating Funds**

- ✓ **Execute Amendment to the Ryan's Run Homes Association Declaration to Levy/Collect an Annual Assessment of \$50.00/Homeowner by August 1 of Each Year. Collection Would Be Via Electronic Payment, such as PayPal, or Personal Check Mailed/Hand-Delivered to Our Treasurer. This Would Raise \$2,100.00 Annually, Approximately Equal to Our Estimated Annual Reoccurring Costs.**
- ✓ **Preparation of This Amendment Fulfills an Action Item from Last Year's Annual Membership Meeting.**
- ✓ **First Amendment To Ryan's Run Homes Association Declaration Provided Separately for Your Information.**

2. Assessments (Cont'd)

➤ Membership Discussion/Input?

✓ General Discussion

- Monies Are Required to Cover Annual Expenses.**
- \$5,000 Carry Over Limit Year to Year.**
- Assessments Benefit All Members and Enhance a Feeling of Community.**

✓ Make Motion to Proceed with Recommendation or Other Recommendations Suggested By Membership.

✓ Conduct Membership Vote to Proceed with Executing the First Amendment to the Ryan's Run Homes Association Declaration.

✓ Signatures of Owners of a Majority of the Lots in the District are Required for Full Execution of the Document in Accordance with Article V of the Declaration Document.

✓ A Time and Place Will Be Designated for Obtaining Signatures.

3. Election of Directors

- **Per By-Laws, at Initial Election of Directors, the Terms may be Staggered. Thereafter, Everyone Elected as a Director Shall Serve for a Term of Two Years and Until His or Her Successor is Duly Elected and Has Commenced His or Her Term of Office or Until His or Her Earlier Resignation or Removal.**
- **Elected Full Slate of Directors at the 2021 Annual Membership Meeting.**
- **Initial Two-Year Term Has Been Completed. Four Directors Will Step Down and Three Will Stay On for Another Year to Established Staggered Terms.**

3. Election of Directors (Cont'd)

➤ Directors Staying on for a Third Year:

- ✓ Monty Nigus**
- ✓ Steve Grier**
- ✓ Mike O'Neal**

➤ Proposed Slate of New Directors:

- ✓ Ryan Craig**
- ✓ Terri Gabler**
- ✓ Josh Woolard**
- ✓ Michelle Saporito**

➤ Board Presents the New Slate of Directors to the Membership for Approval.

- ✓ Conduct Vote.**

➤ We Thank the Out-Going Directors for Their Service and Welcome the New Directors.

4. Other Business????

- **Board Proposes to Establish a Committee to Look Into the Possibility of New Entrance Signs/Monuments Once Area Road Improvements Have Been Completed. Comments?**
- **Logistics for Annual Meeting?**
- **Any General Comments, Suggestions, Etc. From the Membership?**
- **Meeting Adjourned.**

Go Chiefs!!!

