



## Ryan's Run Homes Association Board of Directors Meeting Meeting Minutes January 25, 2024

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00pm on January 25, 2024, at Monty Nigus's garage (16795 Grandview). All seven Directors were present, which fulfilled quorum requirements. The agenda for the meeting is attached for information purposes.

Activity logs of actions performed by the Board that have occurred since the first of 2023 and 2024 are also attached for information purposes. These logs are attached so that the membership can see some of the detailed activities by the Board since the last Board meeting.

1. The first order of business was the Treasurer's report. Terri Gabler, our Treasurer, provided a treasury summary via email prior to the board meeting. This summary included the following:

➤ Beginning balance 11/2/23 =	\$3,745.81
➤ Receipts (Association Assessments) =	\$ 200.05
➤ Expenses (Christmas Party and Printing Costs) =	<u>\$(314.07)</u>
➤ Ending balance 1/17/24 =	\$3,631.79

It was noted that the annual registration for the Association will be due next month. Terri will look into this activity and will coordinate with Myra Schraeder, the previous Treasurer, with regard to the process in which to file the registration with the State.

Monty Nigus advised that he had contacted Kim Wirt concerning the annual Associations website fees. Kim responded noting that she will forward these costs for reimbursement once they have realized.

2. The second order of business was to review the status of the three committees. Committee reports were as follows:
  - Restrictions Committee:
    - The only committee activity noted since the last Board Meeting was related to a speed study that the City of Overland Park had conducted on Grandview and 170<sup>th</sup> Streets. Apparently, a homeowner had mentioned to the City that traffic speed on our streets appears to far exceed the posted speed limit. Once an Overland Park resident notes excessive speeds in a neighborhood, the City automatically initiates a speed study. The speed study was conducted 11/28/23 – 11/30/23, a three-day period. The speed monitors were placed at the intersection of 168<sup>th</sup> and Grandview and on a



pole on 170<sup>th</sup> Street. The results are posted on the City's website and include the following:

- Average Vehicles per Day: 138 (168<sup>th</sup> and Grandview)  
91 (170<sup>th</sup>)
- 85<sup>th</sup> Percentile Speed (mph): 34 (168<sup>th</sup> and Grandview)  
31 (170<sup>th</sup>)

The results show that the 85<sup>th</sup> percentile is slightly above the posted 25 mph. The 85<sup>th</sup> percentile represents the speed for comparison to the speed limit. Thus, for the 168<sup>th</sup> and Grandview location. The observed speed is approximately 9 mph above the posted speed limit. For 170<sup>th</sup> Street, the observed speed is approximately 6 mph above the posted speed limit. The City advised Monty Nigus that this study information will be given to the Overland Park Police Department for evaluation and any action. We believe that these speeds may only warrant some extra patrolling by the Police. Members should watch their speeds on our streets.

➤ Architectural Committee:

- No committee activities were noted related to homeowner architectural review needs.
- No progress has been made with regard to developing new neighborhood entrance signs. The Architectural Committee will lead this effort with help from other members as needed. It was noted that the 167<sup>th</sup> Street Improvements Project is scheduled to be completed in November 2025. Thus, most likely any new entrance signs would not be installed until sometime in 2026.
- Monty Nigus also noted that he sent a request for proposal to the attorney that reviewed our legal documents a year or so ago. The request was to solicit help to determine what is required to incorporate new entrance signs into our legal documents, etc. No response has been received as of the date of this meeting.

➤ Public Relations Committee - Michelle Saporito, the Public Relations Committee Chair, advised the following:

- The November 2023 Newsletter was published as planned.
- The Annual Christmas Gathering was held on Saturday, December 2<sup>nd</sup> at Tanner's at 143<sup>rd</sup> and Metcalf. The gathering was a success and enjoyed by everyone. Approximately, 30 members attended. The gathering raised \$241 in donations to the Stilwell Baptist Church Food Pantry.
- It was noted that the Annual Neighborhood Garage Sale will be coming up in April. Michelle noted that Darcie Kramer will again organize this event.



- Monty Nigus advised the Board that new neighbors have moved into the residence at 16910 Antioch (the previous Hartley place). They are Mike and Debbie Jasiczek. Monty provided them with a copy of the Association's documents and advised that these documents are also on the Association's website at [www.ryansrunhoa.org](http://www.ryansrunhoa.org). Please welcome them. They will be a great addition to the neighborhood.
- 3. The next order of business was to plan the 2024 Annual Membership Meeting as follows. Monty Nigus had prepared a draft, slide presentation agenda for the meeting, which was reviewed and edited during the meeting.
  - The 2024 Annual Membership Meeting will be held on Tuesday, February 6, 2024, at 7pm at Monty Nigus's garage (16795 Grandview). Because proxy voting will be provided for members who cannot attend in person, the Board evaluated that "zoom" meeting capability via the internet is not necessary and will not be provided.
  - Monty Nigus advised that Article 10.5 of the "Bylaws of the Ryan's Run Homes Association" that proxy voting is to be available for members who cannot attend a meeting:

"10.5 Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary of the Association before the meeting. ....".

The Board discussed this item and decided that proxy voting should be made available to the membership for their consideration if they cannot physically attend a meeting.

- Monty Nigus advised the Board that Tom Schraeder, Jeff Gallery, and Kim Hoffman have volunteered to serve on the Board to replace the three Board Members, who will be stepping down after serving their terms. The Board Members stepping down will be Steve Grier, Mike O'Neal, and Monty Nigus. Remaining on the Board for another year are Ryan Craig, Michelle Saporito, Terri Gabler, and Josh Woolard. The slate of Board of Directors nominees will be voted on by the membership at the annual meeting.
- The Board reviewed the Association's finances and determined that maintaining the current assessment amount of \$50/year will still keep our end of the year carryover amount less than \$5,000, which is required to maintain our non-profit status. Thus, no voting by the membership is required relative to assessments at this time.
- The Board discussed the 167<sup>th</sup> Street Improvements Project and determined that a vote by the membership is not required for us to initiate planning for entrance



signs. Thus, the Architectural Committee, who will lead this effort, may move forward with implementing this work. Other information about the 167<sup>th</sup> Improvements Project was discussed which came from the City's Public Information Meeting #3 held on December 14, 2023. Key items from this meeting are as follows:

- Contractor: Miles Excavating Inc.
- Project Complete: November 1, 2025
- Antioch Roundabout Construction: March – August 2024
- Workday: 7am – 6pm
- No City Construction Traffic Through Grandview/170<sup>th</sup>/Hays Streets

4. The next order of business was activities associated with the Association's By-laws and Restrictions. The Board agreed that there were no issues with or updates to the current Association legal documents at this time.
5. The next order of business was to discuss an email received from the City of Overland Park Mayor Skoog. The email extended an offer to present a City update at an upcoming meeting of our neighborhood group. The Board discussed this offer and decided to decline.
6. The last order of business was to establish the date and time of the next Board Meeting. Since a new Board will be voted upon at the upcoming Annual Membership Meeting, the next Board Meeting after the Annual Membership Meeting as determined by the new Board.

Meeting Adjourned approximately at 8:30pm.

Attachments: Agenda, 2023 and 2024 Ryan's Run Homes Association Activity Logs, Draft 2024 Annual Membership Meeting Slide Presentation

Prepared By: Monty Nigus, President



Ryan's Run Homes Association  
Board of Directors Meeting  
January 25, 2025  
7:00 pm  
Monty Nigus' Garage (16795 Grandview Street)

## AGENDA

1. Treasury Report
  - a. Current Balance/Transactions
    - i. Balance 11/2/23: \$3,745.81
    - ii. Receipts (Association Assessments): \$200.05
    - iii. Expenses (Christmas Party/Copy Costs): \$314.07
    - iv. Balance 1/17/24: \$3,631.79
  - b. Association Registration/Website Fees.
2. Committees
  - a. Restrictions.
    - i. Speed Study. (11/28/23 – 11/30/23)
      1. Three Day Duration (168<sup>th</sup>/Grandview and 170<sup>th</sup>)
      2. Average Vehicles/Day: 138 (168<sup>th</sup>/Grandview) 91 (!70<sup>th</sup>)
      3. 85<sup>th</sup> Percentile Speed (mph): 34 (168<sup>th</sup>/Grandview) 31 (170<sup>th</sup>)
  - b. Architectural.
    - i. Entrance Signs Planning.
    - ii. Proposal for Legal Incorporation of Signs.
  - c. Public Relations.
    - i. November 2023 Newsletter.
    - ii. Annual Christmas Gathering.
      1. Approximately 30 attendees.
      2. \$241 Donations.
    - iii. Upcoming Annual Neighborhood Garage Sale
    - iv. New Neighbors (Mike/Debbie Jasiczek).
3. Annual Membership Meeting (2024)
  - a. When: February 6<sup>th</sup> at 7pm at Monty's Garage.
  - b. Zoom Meeting?
  - c. Candidate Board Members (Vote).
    - i. Candidates: Tom Schraeder, Jeff Gallery, Kim Hoffman
  - d. Association Finances and Future Potential Costs.
    - i. 2024 Assessment Amount – Board Recommendation (Vote).
      1.  $(\$5000 - \$3600)/42 = \$33.33$  (Min. 2024 Assessment)
      2.  $(\$5000 - (\$3600 - \$700))/42 = \$50.00$  (Max 2024 Assessment)
  - e. Move Forward with Planning/Installation of New Entrance Signs (Vote).
  - f. 167<sup>th</sup> Street Improvements Update.



- i. Public Information Meeting #3.
- ii. Contractor: Miles Excavating, Inc.
- iii. Project Complete: November 1, 2025
- iv. Antioch Roundabout Construction: March-August 2024
- v. Workday: 7am – 6pm
- vi. No City Construction Through Grandview/170<sup>th</sup>/Hays.
- g. Other?
- 4. By-Laws/Restrictions.
- 5. Other.
  - a. Mayor Skoog.
- 6. Schedule Next Board Meeting



## Ryan's Run Homes Association Activity Log (2023)

January 2023:

- 230109: Sent another email to our attorney concerning payment of his last invoice. He had not responded to our letter and voice mail concerning our comments to this invoice. Mark McFarland, our attorney, followed up with an email response and advised that he will write-off the invoice since he had not provided an estimated cost up front concerning responding to our additional clarification questions to Task 2 items.
- 230111: Met the new people who have purchased the Maggio home. The new people are Nick and Tabitha Severin. I got their telephone and email info for the Association contact list. I also provided the Association's website info so that they can view what has been going on with the Association, as well as, getting access to the Association's legal documents. Nick will let me know if he needs a hard copy of the documents.
- 230112: Received via regular mail on Oder Approving Eminent Domain Petition and Appointing Appraisers. Apparently, the City is still having issues with Kansas City Power & Light regarding the 167<sup>th</sup> Street Improvements. All other entities have settled with the City. This Order does not affect the Association directly; thus, it is for our information.
- 230113: Spoke with Ryan Craig about volunteering as a Board member. He agreed and had already spoken with Myra Schraeder about this. He will be added to the slate of Board members for approval by the membership at the upcoming Annual Membership Meeting
- 230115: Prepared an agenda for the 011623 Board of Directors Meeting and distributed it to the Board members.
- 230115: Prepared a draft amendment to the Ryan's Run Homes Association Declaration to incorporate assessments.

### Above Activities Included with 230116 Board Meeting Minutes

- 230116: Held **first** Board Meeting of 2023 via zoom. Six of the seven Board members were present, which still represented a quorum for the meeting.
- 230119: Spoke with Terri Gabler about volunteering as a Board member. She agreed and will be added to the slate of Board members for approval by the membership at the upcoming Annual Membership Meeting.
- 230119: Lyle Pishny called me to discuss changing the Register Agent for the RRHA. Basically, there is a form on the Kansas Secretary of State website that can be used to do this electronically. The Board will take care of the paperwork. We also



briefly discussed the past draft amendment to our Declaration document for incorporating assessments/dues. He remembered preparing the draft document back in 2004. We discussed briefly whether the amendment should be to the Declaration document or one of other documents, such as our By-Laws. He thought it should be to the Declaration document, which is how the draft amendment is written. Also, when quizzed about amending the Declaration, which states that it would only take a majority of the Lot owners, he was not sure about that. Thus, there are some questions to be answered.

- 230121: Michelle Saporito advised the new owners of the Hanson house just closed on Wednesday, January 18<sup>th</sup>. She has met them and given them information about our website such that they can view and learn about the neighborhood. Their names are Johanna and Keith Wilkinson.
- 230121: Sent out a reminder email to the membership about the upcoming Annual Membership Meeting on February 5<sup>th</sup> via zoom meeting.
- 230126: The Wilkinson's are proposing to install a 4-foot ornamental fence in their back yard. They provided Steve Grier with a layout of the fence. Steve and I reviewed the layout and fence details and determined it was within the RRHA restrictions. Thus, it was approved.
- 230127: Prepared a final draft of the amendment to the Declarations concerning assessments and a draft of a slide deck for the Annual Membership Meeting. Emailed both of these to the Board of Directors for their review and comment. Will have a brief meeting just prior to the Annual Meeting to go over the presentation. So far five of the Board Members approve of the amendment to the Declaration for presentation to the membership.
- 230130: Received a Notice of Appraisers' Hearings and Viewings which deals with the City and their condemnation proceedings against KCPL, Verhaeghe, Schraeder, Craig, Verhaeghe, Western Capital Inc., and Staten. Ryan's Run was named as other interested parties on the Schraeder and Craig proceedings. A public hearing will be on February 21<sup>st</sup> at 1pm and viewings on February 22<sup>nd</sup> at 10am or soon thereafter.
- 230131: Prepared a draft of the minutes for the 011623 Board of Directors meeting for Jim Wirt's review and comment.
- 230201: Held a meeting of the Board to go over the materials (slide deck and amendment) for the annual meeting, as well as how we will implement the meeting. Only Steve Grier and Myra Schraeder were able to attend. A few minor edits were made to the materials, and the group discussed implementation of the meeting.
- 230202: Sent out via email to the membership the slide deck and amendment for their early review of the materials prior to the meeting. Also, provide the zoom meeting link.
- 230205: Sent out email to the membership notifying them that we did not have a quorum for tonight's annual membership meeting and advising that we will now have a



face-to-face membership meeting on Wednesday, February 8<sup>th</sup> at 7pm in my garage. In a later email, we added zoom meeting capability for those who could not come in-person.

- 230208: Brian Kramer, on behalf of the Board, sent an email to Jeff Ashner (Wilshire Hills Development) concerning trash buildup only the property line between his development and Ryan's Run and that he may want to address this issue before it gets worse. Jeff responded quickly and advised that he is currently out of town, but would check into this issue upon his return. He advised that he directed the contractors to cleanup. He will see what kind of a job that they did.
- 230208: Held the 2023 Annual Membership Meeting at Monty's Nigus' garage. Thirteen homeowners were present at the meeting, and three homeowners were online via zoom meeting for a total of 16 homeowners at the meeting. This number satisfied quorum requirements.
- 230210: Jim Wirt and I finalized the meeting minutes for the 011623 Board Meeting. The minutes were also sent to Kim Wirt for posting to the Association's website.
- 230214: Completed the 2023 Annual Membership Meeting Minutes. Sent the minutes, slide presentation, and audio version of the meeting to Kim Wirt for posting to the Association's website.
- 230215: Emailed the slide presentation and minutes for the 2023 Ryan's Run Homes Association Annual Membership Meeting to the membership. The email also designated two times in which the members can come to sign the amendment for incorporating assessments into our Declaration (i.e., Saturday, February 18<sup>th</sup> and Tuesday, February 21<sup>st</sup>).
- 230215: Prepared and distributed to the Board an agenda for the 022323 Board Meeting.
- 230216: Myra Schraeder provided a treasurer's report from the first of the year till February 23<sup>rd</sup>. This is to supplement the hand-off information to the new Treasurer.
- 230218: Received receipts from Kim Wirt for the Association's website (\$115.00) and email address (\$35.00). I will forward these receipts to the new Treasurer for reimbursement once one has been selected at the upcoming 022323 Board Meeting.
- 230218: Held a signing session in my garage for homeowners to come by between 10am to 2pm to sign the First Amendment to Ryan's Run Homes Association Declaration. Only four (4) signatures were obtained.
- 230221: Held a second signing session in my garage for homeowners to come by between 6pm to 8pm to sign the First Amendment to Ryan's Run Homes Association Declaration. Only two (2) signatures were obtained.

#### Above Activities Included with 230223 Board Meeting Minutes



- 230223: Held second Board Meeting of 2023. This meeting was face-to-face and included the recently elected slate of Board members from the 2023 Annual Membership Meeting held on 020823. Five of the seven Board members were present, which still represented a quorum for the meeting.
- 230225: Walked some of the neighborhood to collect some signatures for executing the amendment to the Declarations for incorporating an assessment process. Collected six signatures. One homeowner declined to sign.
- 230227: Prepared a draft of the 022323 Board Meeting minutes and sent the draft to Terri Gabler for her review and comment.
- 230227: Myra Schraeder filed the Association's annual report with the State of Kansas. A copy of the report will be posted to the Association's website.
- 230301: Received the following documents from the District Court of Johnson County, Kansas Civil Court Department associated with the 167<sup>th</sup> Street Improvements Project. Ryan's Run was named as other interest parties associated with the homeowner's involved in the settlement. The Documents are Notice of Filing of Appraisers' Report, Affidavit of Service of Appraisers' Report, and Report of Appraisers.
- 230301: Terri Gabler and I prepared the final Board of Director Meeting Minutes for the 022323 meeting and had them posted to the Association's website.
- 230309: Received hard copy of Notice of Payment of Awards and Costs and Certificate of Service of Notice of Payment of Awards and Costs via US mail. This is in regard to KCPL's interaction with the City of Overland Park concerning the 167<sup>th</sup> Street Improvements Project.
- 230309: Received hard copy of Defendants Schraeder's Motion for Withdrawal of Appraisers' Award Under K.S.A. 26-510(b) without Prejudice to Right to Appeal via US mail. This is in regard to Schraeder's interaction with the City of Overland Park concerning the 167<sup>th</sup> Street Improvements Project.
- 230310: Michelle Saporito sent out an email to the membership as an early reminder of the Neighborhood Garage Sale event coming up at the end of April.
- 230317: Filed a change of resident agent and/or change of registered office request to the Kansas Secretary of State. Monty Nigus will serve as the registered agent. Lyle Pishny, our current registered agent, wished to step down as our agent. Sent Lyle a confirming email that the change has now been completed. Posted the change document with the Kansas Secretary of State to the website.
- 230404: Continued to obtain homeowner signatures for the assessment amendment. So far, thirty-four homeowners have been contacted directly leaving eight more to be solicited.
- 230404: Michelle Saporito sent out another email to the membership as a reminder of the Neighborhood Garage Sale event coming up at the end of April along with information concerning advertising for the sale.



## **Above Activities Included with 230405 Board Meeting Minutes**

- 230405: Held **third** Board Meeting of 2023. This meeting was face-to-face. Five of the seven Board members were present, which still represented a quorum for the meeting.
- 230405: Received an email from a neighbor advising that they did not want to be a part of the HOA. He thinks that there was not an HOA at the time that he moved into the neighborhood. Advised the neighbor that we disagree with his characterization of the existence of an HOA for our neighborhood, and who are members. Noted that the Ryan's Run Homes Association, Inc. has been around since the 1992 timeframe, which would encompass the time in which he has lived in the neighborhood.
- 230411: Michelle Saporito sent out another email to the membership as a reminder of the Neighborhood Garage Sale event coming up at the end of April along with information concerning advertising for the sale.
- 230412: Prepared the minutes for the 040523 Board of Directors meeting and sent to Kim Wirt for posting to the website.
- 230427: Finalized the "First Amendment to Ryan's Run Homes Association Declaration (Formerly Blue Valley West)" for incorporating assessment into our legal documents. Had the document notarized and then filed the document with the Register of Deeds of Johnson County, KS. The registration of the document cost \$160.77, which will be reimbursed by the Association. Sent a pdf of the document to Kim Wirt for posting to our website. Sent a copy of the document to the Board via email to advise completion of the document.
- 230515: Received an email from Terri Gabler with the treasurer's report for the newsletter.
- 230517: Sent out a reminder email to the membership advising of the upcoming annual summer gathering scheduled for June 11<sup>th</sup>, and that we still are looking for someone to host the event asking them to reply by May 20<sup>th</sup> if they wished to host.
- 230520: Sent Kim Wirt a markup of the website with the latest information for her incorporation.
- 230521: Finalized the May 2023 newsletter and Annual Assessment Information Letter. Sent electronic version of newsletter to membership via email. Provided hard copies of the newsletter and Annual Assessment Information Letter to each homeowner. Added the Annual Assessment Information Letter to the website.
- 230523: Received an email from a neighbor with concerns about another neighbor who has installed a chicken coop and has some chickens. They wanted to know if having chickens is in accordance with the Association's restrictions. I advise that the Board will look into this matter.
- 230524: Advised the restrictions committee about the chickens in the neighborhood, and they will look into the matter. Overland Park currently has a pilot



program going on concerning chickens, but it requires a permit. The Johnson County Regulations (2008) do not allow chickens unless with a Conditional Use Permit. The RRHA restrictions do not allow chickens. The Board will need to consider this matter and determine how to move forward.

- 230524: Received a text from Brian Kramer advising of a special zoom call being sponsored by Fasi Farassati concerning the upcoming election and Ward 6 nominees. Apparently Scoot Hamblin is not eligible in which case Chris Newlin would be running unopposed. The call will be about getting someone to run against Newlin.
- 230524: A neighbor advised that a neighbor has some chickens which violates the Association's restrictions. I advised the Board was looking into this matter. Other neighbors over the course of several days have also expressed this concern. Another neighbor advised that they had a concern because chickens could entice coyotes into our neighborhood which could endanger small dogs and cats.
- 230605: Prepared a draft restriction enforcement letter to the neighbor, who has chickens. Sent the draft letter to the Board for their review. Five of the seven directors responded favorably to send the letter. One director was gone on vacation, and one director had not yet responded. Since a majority agreed to send the letter, mailed the letter on June 5, 2023.
- 230607: The neighbor responded via email to our restriction enforcement letter. He apologized as he was unaware of the restriction. He asked what sort of solutions we could pursue? Advised the obvious one was to get rid of the chickens. Further advised that the Board would discuss and get back to him on solutions. After asking further questions about the intent of the chickens, the neighbor provided additional information.
- 230607: The neighbor with the chicken issue, also advised that he was going to build a ninja warrior course in his back yard and was wondering if there were any HOA concerns about it. Advised that I would advise and discuss with the Board. The course would be approximately 26'x16' and 8' high with some areas as high as 12'.
- 230625: Sent my and Michelle's expenses for the Summer Gathering to Terri Gabler, along with some newsletter printing costs. She will distribute payment checks to us.
- 230627: Called Danielle Hollrah (tele: 913-895-6194 ; email: [Danielle.hollrah@opkansas.org](mailto:Danielle.hollrah@opkansas.org)) with the City's planning department. We had worked together on some previous issues regarding the City; thus, I had somewhat of a working relationship with her. I asked her about chickens in Overland Park and the City's Chicken Pilot Program. She initially advised that the HOA restrictions would govern, if more restrictive than the City's and the County's 2008 regulations at the time of the annexation. She advised that, because of the annexation, the 2008 County regulations would govern over that of the City's. However, she advised that the City's chicken pilot program would be city wide and would include our neighborhood. The pilot program is to end by the end of this year, which would include the trial ordinance. She noted that at



the upcoming July 12<sup>th</sup> subcommittee Public Safety Meeting that preliminary results of the pilot program would be discussed. Advised her that we have a neighbor who has chickens on their lot with no permit, etc. She advised that they would be in violation of the regulations. The violating neighbor could contact the City and obtain a permit. She noted that if there is a complaint that the complaining person could contact animal complaints on the Overland Park Cares website. An animal control officer would come out and resolve the issue and would either get rid of the chickens or make sure the homeowner is in compliance with the pilot program requirements. She noted that Scott Hamlin, our Ward 6 representative is on the committee.

- 230627: Also discussed the ninja warrior course that the neighbor was proposing to build with Dannielle. She advised that playgrounds, such as this, do not require a City permit. She suggested that I call the Building Safety department and inquire about if there are any permits required relative to this structure. The person at the Building Safety department advised that there are no permits required and that the City does not need to review. This would mean no review for side and rear yard setbacks. However, she advised that perhaps the homeowner would be respectful of setback requirements and abide by them, but there are no restrictions in this regard for playground equipment.
- 230628: Received an email from John Hartley advising that they have purchased another home and will be moving out in November.
- 230716: Terri Gabler sent out an email to the membership advising that the deadline for assessments is due on August 1<sup>st</sup>.
- 230723: Sent a note to the Board advising that the neighbor who had chickens have moved from Ryan's Run; thus, the issue with chickens in the neighborhood is no longer an issue. Also, sent a note to the membership advising them of the same information. Many of the members knew about the chicken issue and were probably wondering what was being done about it.
- 230723: A member advised that the trees along 167<sup>th</sup> to the west of Grandview were blocking the view of drivers to the west who are turning from Grandview onto 167<sup>th</sup> Street. This creates a driving safety hazard. These trees are the City's trees; thus, the City was contacted via OPCares, and a case code was opened up. This case code was directed to the Parks and Recreation Department for action as the City's trees are maintained by this department. By August 16<sup>th</sup>, no action had been performed by the City on this matter. The City was contacted, and they advised that this matter was still on their list, but due to the recent storm damage, it would be a while before they could get to it. Therefore, Sharon and I trimmed the trees to alleviate the safety issue to drivers.
- 230802: A flyer advising of a get-together for Dr. Faris Farasetti's re-election to the Ward 5 City Council position was sent to the membership for their information. Faris was instrumental in helping Ryan's Run negotiate with Wilshire Hills Development a couple of years ago.



- 230804: A member sent an email questioning some of the policies and actions by the HOA, particularly with regard to the chicken issue. A summary email was sent to the entire membership providing a detailed description of actions taken by the Board and the HOA. The summary email, along with comments made by some of the past members of the Board provided a clear explanation and addressed the questions.
- 230809: Terri Gabler advised that there were four members who have not paid the 2023 assessment. Assessments were due August 1<sup>st</sup>.
- 230824: Received an email from Platinum Title LLC, who is involved with the closing for the house at 16865 Grandview, requesting answers to questions concerning the Association assessments (dues). The answers were provided on August 25, 2023. The closing is scheduled for August 30<sup>th</sup> and the new buyers are Ryan and Lindsey Kranz.
- 230825: Received an email from Todd Henre of Security 1<sup>st</sup> Title asking about the address for Ryan's Run Homes Association. I gave him "Ryan's Run Homes Association, Inc., 16795 Grandview Street, Stilwell, Kansas 66085". This is my address since I am the Registered Agent for the Association. The information requested concerns the closing of the property at 16865 Grandview Street.
- 230906: John Hartley advised via email that Beverly and he will be moving out on November 18<sup>th</sup> and that his house is for sale.
- 230910: Sent out reminder emails to three members who have not yet paid their August 1<sup>st</sup> assessment.
- 230918: Met the new neighbors who recently moved into the home at 16865 Grandview. They are Ryan and Lindsey Kranz. They have a 4-year-old daughter, Reese. I provided them with a hard copy of the major Association legal documents.
- 230928: John Hartley advised that their house had sold and that he would be moving out November 17/18, and the new owners would be moving in no sooner than December 1<sup>st</sup>.
- 231031: Sent the May 2023 newsletter to Kim Wirt for uploading to the Association's website. This file uploading was not done earlier this year.
- 231031: Prepared an agenda for the 231102 Board Meeting and sent it, along with the summary of Board activities, to the Board Members in preparation for the meeting.
- 231102: Received email from Terri Gabler concerning the Treasurer's Report for the 231102 Board Meeting. Upon review, advised Terri that the report seemed to be missing a couple of assessments. She reviewed and advised at the Board Meeting that this was the case (\$150 – three assessments). Also, during the Board Meeting, the last outstanding assessment was paid in the total amount of \$60 cash, which was too much. \$10 cash will be refunded to the homeowner.

#### **Above Activities Included with 231102 Board Meeting Minutes**



- 231102: Held fourth Board Meeting of 2023. This meeting was face-to-face. Four of the seven Board members were present, which still represented a quorum for the meeting.
- 231107: Received a request from the Gallery's concerning their wish to put a fence around their yard. Advised that they need to provide a sketch of the fence layout and description of the fence (i.e., height, material, configuration, etc.) for approval.
- 231109: Delivered \$50 cash to Terri Gabler, our Treasurer, which represents the assessment payment by our last homeowner for the year. Returned \$10 cash to the homeowner due to their overpayment of \$60.
- 231114: Prepared meeting minutes for the 110223 Board meeting. Sent final minutes to Kim Wirt for uploading to the Association website and copied the Board members.
- 231115: Sent an update to the Association website to Kim Wirt for the upcoming Christmas Gathering and 2024 Annual Membership Meeting.
- 231117: Michelle Saporito sent out an email to the membership advising them of the upcoming Christmas Gathering on December 2<sup>nd</sup> and to RSVP for the event.
- 231119: Completed the November 2023 Newsletter and sent it to Kim Wirt for uploading to the Association's website.
- 231119: Sent an electronic copy of the November 2023 Newsletter to the membership via email. A hard copy of the newsletter will also be placed in each membership's mailbox.
- 231121: Delivered a hard copy of the November 2023 Newsletter to each member of the Association.
- 231127: Received an email from Patricia Cutshaw of Secured Title of Kansas City, the company performing the closing at 16910 Antioch Road. She needs HOA details for the closing. I provided the information she needed.
- 231127: Received a voice mail from Tom Cason concerning the City of Overland Park installing a traffic monitoring device on the speed limit sign near his house. When he inquired to the installation people, they advised that there most of been a complaint about speeding on 170<sup>th</sup> Street and the device is to monitor speed, number of vehicles, etc. They did not say what or how this data will be used. On 231129, I put a call into the City of Overland Park about this matter, and have yet to hear back from them.
- 231128: Received a letter from the City of Overland Park concerning a public information meeting for the 167<sup>th</sup> Street Improvements via virtual meeting online on December 14<sup>th</sup> at 6:00pm.
- 231130: A person from the City of Overland Park returned my call about the devices installed on 170<sup>th</sup> and Grandview Streets to monitor speed. Apparently, the City had received a complaint about speeding on Grandview Street. When the City receives a speeding complaint, they do a speed study which involves installing monitoring devices. They installed a device at 168<sup>th</sup> and Grandview and one between Grandview and Antioch



on 170<sup>th</sup>. The study results are posted on their speed study map located at the City's website. I retained a copy of the results for my file. The results show that on Grandview, the 85th percentile speed was 34 mph, while on 170<sup>th</sup> the 85<sup>th</sup> percentile was 31 mph. The 85th percentile represents the actual speed as compared to the posted speed limit. Our posted speed limit is 25 mph. As you can see, speeds are typically 6-9 mph higher than the posted. The person advised that the study results are provided to the police department for any further evaluation.

- 231202: Held the third annual Ryan's Run Christmas Gather at Tanner's at 143<sup>rd</sup> and Metcalf on the evening of December 2<sup>nd</sup>. Approximately, 30 members were in attendance. A total of \$241 was donated by the group for the First Baptist Church of Stilwell – Care Ministry, a local charity.
- 231205: Sent my expenses for newsletter color printing and Christmas Gathering cookies, napkins, paper plates to Terri Gabler for reimbursement. Printing was \$125.09, while the Christmas Gathering was \$56.73 for a total of \$181.82. Received a payment check on December 18<sup>th</sup>.
- 231214: The City held an online Public Information Meeting on December 14<sup>th</sup>. The goal of the meeting was to present the contractor for the project and anticipated construction schedule. The project manager for the City for the project is Brent Gerard (913-895-6193)( [brent.gerard@opkansas.org](mailto:brent.gerard@opkansas.org) ). Miles Excavating, Inc. is the Contractor for the project. The construction will start January 2024 and is estimated to be completed by November 2025 (approximately 2 years). Construction working hours will be 7am to 6pm. The roundabout at Antioch and 167<sup>th</sup> is expected to be constructed during the March through August 2024 timeframe. A means for local traffic using 167<sup>th</sup> and Antioch to access their properties will be provided in some manner. No City construction traffic will access the project through Grandview, 170<sup>th</sup>, and Hayes Streets.

**Above Activities Included with 240125 Board Meeting Minutes**



## Ryan's Run Homes Association Activity Log (2024)

January 2024:

- 240101: WaterOne sent out a mailer advising residents that from January 2024 through November 2025 there will be frequent traffic and water impacts due to their construction effort associated with the 167<sup>th</sup> Street Improvements Project. Peter Gaskamp at [pgaskamp@waterone.org](mailto:pgaskamp@waterone.org) or 913-895-5765 is the WaterOne contact person for this project.
- 240107: Received an email from a neighbor advising that Johnetta Rhynerson had passed away on January 6<sup>th</sup>. She lived at 8945 167<sup>th</sup> Street.
- 240116: Sent an email to Brent Gerard, the Project Manager for the City of Overland Park for the 167<sup>th</sup> Street Improvements Project, requesting documentation for how the City handled compensation for the neighborhood's two existing entrance signs where Grandview Street connects to 167<sup>th</sup> Street.
- 240117: Provided hard copies of some Association legal documents and the link to the Association's website to the new people who have moved into the home at 16910 Antioch Road. They were not home, but left my contact information so they may provide their names and contact information.
- 240117: Brent Gerard addressed my request for documentation concerning how the City handled compensation for the two entrance signs. This information will be reviewed to determine if additional action is necessary relative to the existing signs.
- 240117: Sent an email to Mark McFarland, the attorney that help us with the legal review of our Association documents, requesting his help in incorporating new entrance signs into our legal documents. The request included his guidance in developing the scope and budget for such work.
- 240124: Received email from Mayor Curt Skoog office of Overland Park extending an offer to present a city update at an upcoming meeting of our neighborhood group. I will run this by the Board to see if there is any interest.
- 240124: Sent reminder to Mark McFarland about responding to my previous email requesting a proposal concerning entrance signs.
- 240125: Sent reminder to Kim Wirt advising to forward the website fees to Terri Gabler, our Treasurer, for reimbursement once they are realized.
- 240125: Prepared a draft agenda for the January 25<sup>th</sup> Board Meeting.
- 240125: Prepared a draft slide presentation for the upcoming Annual Membership Meeting.



# Ryan's Run Homes Association

# Annual Membership Meeting

## Draft

**February 6, 2024**  
**7:00 pm**

**Location: Monty Nigus's Garage at 16795 Grandview and via Zoom Meeting**

# Welcome

## ➤ Meeting Attendees (Headcount for Quorum Purposes)

## ➤ Board Member Introductions

- ✓ Monty Nigus – President/Secretary
- ✓ Ryan Craig – Vice President
- ✓ Terri Gabler – Treasurer/Secretary
- ✓ Steve Grier – Restrictions Committee Chair
- ✓ Josh Woolard – Architectural Committee Chair
- ✓ Michelle Saporito – Public Relations Committee Chair
- ✓ Mike O’Neal – Public Relations Committee Member

## ➤ New Neighbors

- ✓ Mike and Debbie Jasiczek
- ✓ Ryan and Lindsey Kranz

# 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 2023 Annual Membership Meeting.
- ✓ Continued Monitoring of Wilshire Hills Development Activities.
- ✓ Transferred Registered Agent and Office from Lyle Pishny to Monty Nigus.
- ✓ Completed Amendment to the Declarations for Incorporating an Assessment Process. Levied and Collected First Annual Assessment.
- ✓ Received Documents from District Court of Johnson County Associated with the 167<sup>th</sup> Improvements Project. Ryan's Run was named as Other Interested Parties Associated with the Homeowners involved in Settlement. No Action Required by Ryan's Run.
- ✓ Held Our Second Annual Neighborhood Garage Sale.
- ✓ Held Annual Summer Social and Christmas Gathering.
- ✓ Prepared Bi-Annual Newsletters.
- ✓ Completed Storm Sewer Improvements Project.
- ✓ Continued Monitoring of 167<sup>th</sup> Street Improvements and 69 Express Projects.

# 1. Reports of Affairs (Cont'd)

## ➤ Treasurer's Report (Terri Gabler – Treasurer)

✓ 2023 Beginning Balance	\$345.25
✓ 2023 Receipts	\$ 6,151.28
• Special Assessment	\$ 6,151.28
✓ 2023 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)
✓ 2023 Ending Balance:	\$2574.26

# 1. Reports of Affairs (Cont'd)

## ➤ Restrictions Committee Report (Steve Grier – Chair)

### ✓ Violations/Variances

- ✓ Approved New Fence at the Wilkinson's Home.
- ✓ Executed a Restrictions Enforcement Letter Concerning Chickens at a Homeowner's Residence.
- ✓ Addressed Plans for a Ninja Warrior Course.
- ✓ Speed Study by City on 170<sup>th</sup> Street and 168<sup>th</sup> Street at Grandview

### ✓ No Review/Update of Restrictions Currently .

## ➤ Architectural Committee Report (Josh Woolard – 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 \$241 to Stilwell Baptist Church Food Pantry!!!!)

# 2. Assessments

## ➤ History

- ✓ Executed First Amendment to Ryan's Run Homes Association Declaration (Formerly Blue Valley West) to Incorporate Process to Levy and Collect Assessments for the Association's General Operating Fund – 2023.
- ✓ Maximum \$5,000 Carry-Over Limit From Year to Year Due to Non-Profit Status (501c3 Restrictions)

## 2. Assessments (Cont'd)

### ➤ Estimated Association Costs (2024)

#### ✓ Annual Reoccurring Costs:

• Kansas Not For Profit Filing Fee:	\$40.00
• Website Fee:	\$150.00
• Summer Social (2023 - \$237.18):	\$400.00
• Christmas Gathering (2023 - \$152.80):	\$400.00
• Neighborhood Garage Sale (2023 - \$0):	\$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 2024

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### ➤ Actual Association Costs (2023)

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## 2. Assessments (Cont'd)

### ➤ Recommendation for Providing General Operating Funds

- ✓ Continue with Current Approved Assessment Process to Levy/Collect an Annual Assessment of \$50.00/Homeowner by August 1 of Each Year for 2024.
- ✓ 2024 Assessments Will Raise \$2,100. This Amount Minus Our Costs Throughout the Year Will Result in a Year Ending Balance Less Than our \$5,000 Carry-Over Limit to Maintain Our Non-Profit Status.
- ✓ No Association Approval Required Since This is Already an Approved Process.

### ➤ Membership Discussion/Input

### 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 Slate of Four Directors at the 2023 Annual Membership Meeting, While Three Directors Continued for a Third Year to Establish Staggered Terms in the Future.**
- **Three Directors Will Step Down and Four Will Stay On for Another Year to Complete Their Two-Year Terms.**
- **A Slate of Three Directors are Being Presented for Membership Approval.**

### **3. Election of Directors (Cont'd)**

**➤ Directors Staying on for the Second Year of Their Term:**

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

**➤ Proposed Slate of New Directors:**

- ✓ Tom Schraeder
- ✓ Jeff Gallery
- ✓ Kim Hoffman

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

- ✓ Since Motion is From Board No Second is Required.
- ✓ Any Discussion?
- ✓ Conduct Vote.

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

# 4. Other Business???

## ➤ Entrance Signs/Monuments

✓ **Board Proposes to Look Into the Possibility of New Entrance Signs/Monuments Once Area Road Improvements Have Been Completed. Board Makes a Motion to Move Forward with the Planning and Installation of New Entrance Signs/Monuments for Membership Approval. The Board Will Establish a Committee (Most Likely the Architectural Committee) to Lead This Effort.**

- ✓ Discussion/Input
- ✓ Vote

## ➤ 167<sup>th</sup> Street Improvements Update

✓ Contractor:	Miles Excavating, Inc.
✓ Project Complete:	November 1, 2025
✓ Antioch Roundabout Construction:	March-August 2024
✓ Working Hours:	7am – 6pm
✓ No City Construction Traffic Through Grandview/170 <sup>th</sup> /Hays.	

## ➤ Any Interest in Having Mayor Skoog Provide a City Update Presentation to Ryan's Run?

- Other??
- Adjourn