



**Ryan's Run Homes Association**

# **Annual Membership Meeting**

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

**Location: Monty Nigus's Garage at 16795 Grandview**

# 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 (16910 Antioch Road)
- ✓ Ryan and Lindsey Kranz (16865 Grandview Street)

# Agenda

## **1. Reports of Affairs**

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

## **2. Assessments**

- **History**
- **Recommendation for Providing General Operating Funds**

## **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		\$2,574.26
✓ 2023 Receipts		\$ 2,100.11
• Annual Assessment	\$ 2,100.11	
✓ 2023 Expenses		(\$1,042.58)
• Christmas Party 2022	(\$152.80)	
• Christmas Party 2023	(\$188.98)	
• Copies – Two Newsletters	(\$149.22)	
• Kansas Not for Profit Annual Filing Fee	(\$40.00)	
• Website Fee	(\$150.00)	
• Annual Summer Social	(\$180.81)	
• Register of Deeds	(\$160.77)	
• Registered Agent Change	(\$20.00)	
✓ 2023 Ending Balance:		\$3,631.79

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

## **➤ Architectural Committee Report (Josh Woolard – Chair)**

### **✓ Building/Structure Reviews**

## **➤ Public Relations Committee Report (Michelle Saporito – 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**

### **➤ Recommendation for Providing General Operating Funds**

- ✓ Maintain Current Approved Assessment Process to Levy/Collect an Annual Assessment of \$50.00/Homeowner by August 1 of Each Year for 2024.**

# **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 is 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 Nominates the Proposed Slate of Directors for Membership Approval.**
  - ✓ **Nomination Seconded by a Member from the Floor 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**
- **167<sup>th</sup> Street Improvements Update**
- **Other??**
- **Adjourn**

