



**Ryan's Run Homes Association
2024 Annual Membership Meeting
Meeting Minutes
February 6, 2024**

The 2024 Ryan's Run Homes Association's Annual Membership Meeting was held at 7pm on February 6, 2024. The meeting was held in Monty Nigus' garage at 16795 Grandview Street. A slide presentation was conducted to facilitate the meeting agenda/objectives and is available on the Association's website (<https://ryansrunhoa.org/>) for membership information. These minutes are also posted to the website.

Welcome

Monty Nigus welcomed the attendees to the meeting. Eighteen (18) of the forty-two (42) Ryan's Run homeowners were present. This level of attendance satisfied quorum requirements. He also introduced the current Board Members. Six (6) of the (7) Board Members were present. Monty extended a special welcome to our newest neighbors, Mike and Debbie Jasiczek (16910 Antioch Road), and Ryan and Lindsey Kranz (16865 Grandview Street), who recently moved into the neighborhood this past year. Mike and Debbie were in attendance, while Ryan and Lindsey could not make the meeting.

Reports of Association Affairs During the Year

General:

Monty Nigus provided a summary of major activities performed by the Association this past year. These included:

- Held 2022 Annual Membership Meeting.
- Continued to monitor Wilshire Hills Development activities.
- Transferred Registered Agent and Office from Lyle Pishny to Monty Nigus.
- Completed amendment to the Association's Declarations for incorporating an assessment process. Levied/Collected the first annual assessment.
- Reviewed documents from the District Court of Johnson County associated with the 167th Street Improvements Project. Ryan's Run was named as Other Interested Parties associated with the homeowners involved in settlements with the City of Overland Park. No action was required by Ryan's Run.
- Held our second Annual Neighborhood Garage Sale.
- Held Annual Summer Social and Christmas Gathering.



- Prepared bi-annual newsletters.
- Completed the Storm Sewer Improvements Project.
- Continued monitoring the 167th Street and 69 Express Projects.

The membership was familiar with these major activities. There were minor discussions on the items. Although these items were the major activities of the Board and Association, Monty Nigus noted that attached to each of the Board Meeting Minutes is an activity log of the day-to-day activities of the Board. The membership is welcome to view the log to learn more about the Board's activities. The Board Meeting Minutes are located on the Association's website at <https://ryansrunhoa.org/>.

Treasury Report

Terri Gabler, our Treasurer, provided a summary of the year's (2023) income and expenses. The year's beginning balance was \$2,574.26. Receipts in the amount of \$2,100.11 were received from the annual assessment, while expenses of \$1,042.58 were incurred, leaving an end of year balance of \$3,631.79.

The financial summary was briefly discussed. It was noted that the expenses listed, except for a couple of items, would occur each year at our current yearly activity level.

Restrictions Committee Report

Steve Grier, Committee Chair, advised that there were three major items that the committee addressed for the year. These included approving a new fence at the Wilkinson's home, executing a Restrictions Enforcement Letter concerning chickens at a homeowner's residence, and addressing plans for a ninja warrior course. The concerns with the chickens and ninja warrior course did not materialize because the homeowner involved with those items moved away. The Committee did answer minor questions about the restrictions that came up throughout the year. It was also noted that no revisions or updates to the Association's restrictions are contemplated at this time. The Committee will continue to monitor/review the applicability of the Association's restrictions as we move forward in 2024.

Architectural Committee Report

Josh Woolard, Committee Chair, could not attend the meeting. For Josh, Monty Nigus advised that no major reviews were required during 2023. Josh wished to remind the membership to reach out to the Architectural Committee for input and approval, if they have planned projects coming up.



Public Relations Committee Report

Michelle Saporito, Committee Chair, advised that the Public Relations Committee had completed all of its various tasks for the past year. These included two newsletters, the second Annual Neighborhood Garage Sale, Annual Summer Social, and the Christmas Gathering. Michelle noted the following:

- Two newsletters were published last year – one in the Spring and one in the Fall. It was noted that members are welcome to submit articles/photos for the newsletters. Tom Cason mentioned that he came across old photos of the Ryan's Run area when it was initially built, which obviously presents a different picture of what it is today (i.e., no trees then versus many trees of today). It was noted that information like this would make delightful stories for the newsletters, and the photos would be an excellent addition to the Association's website. Please be thinking of stories and photos you may be able to contribute.
- Darcie Kramer did an excellent job in coordinating the garage sale. She has volunteered to coordinate this year's sale coming up at the end of April. Please support her as she reaches out for information and/or assistance.
- The Summer Gathering was held at Monty and Sharon Nigus' home. It was well attended and enjoyed by everyone. Fried chicken was served as the main dish, which was a change from past years. Thanks to everyone who brought side dishes and desserts.
- Approximately thirty (30) people attended the Christmas Gathering at Tanner's. This was a good turnout, and everyone enjoyed the camaraderie of the event. At the gathering, \$241 dollars were donated for the Stilwell Baptist Church Food Pantry, a local charity. We thank everyone who contributed.

Assessments

History

Monty Nigus noted that in 2023 the Association executed the First Amendment to the Ryan's Run Homes Association Declaration (Formerly Blue Valley West) which incorporates a process to levy and collect assessments for the Association's General Operating Fund. This document provides the framework for assessments moving forward. The subject of assessments is to be reviewed each year at the annual membership meeting to establish if any changes are needed in assessment levels.

Recommendation for Providing General Operating Funds

The Board's review of the Association's 2023 financial summary shows a comfortable balance (i.e., \$3,631.79) moving forward into 2024. Given that our current expenses are running about



\$1,000 dollars per year, the Board recommends that the Association maintain the current approved assessment process to levy/collect an annual assessment of \$50.00/homeowner by August 1 of each year for 2024. This action will cover our expenses for 2024, plus slightly grow our balance moving into 2025. The resulting carryover balance will still be less than the \$5,000 limit to maintain our non-profit status. Since this recommendation is already an approved process, no action by the membership is required.

With regard to the \$5,000 carryover limit from year to year to maintain a non-profit status, Monty Nigus noted the Board will be looking into this requirement and where it originated. A cursory review of carryover limits for non-profit organizations on the internet suggests that there are no limits and that large savings amounts are allowed as long as the intent of the large savings amount is for something that meets the intent of the non-profit organization's purpose. This matter needs to be clarified, because in the near future, the Association may have some exceptionally large expenses associated with new entrance signs/monuments, and the Association will need to determine how best to finance them without losing our non-profit organization status.

Later in the meeting, a discussion concerning future costs associated with new entrance signs/monuments for Ryan's Run due to the 167th Street Improvements Project commenced.

Election of Directors

The last order of business for the Annual Membership Meeting pertained to the election of Directors. Historically, Monty Nigus noted that a full slate of Directors had been elected at the January 2021 Annual Membership Meeting and that, per our by-laws, Directors shall serve a term of two years, but the terms should be staggered. At the 2023 annual meeting, the Association elected four new Directors to replace four of the Directors, who were stepping down from the Board having completed their two-year term. Three of the Directors continued on the Board for a third year to establish staggered terms in the future. Therefore, for this 2024 annual meeting, the Board has assembled a slate of three candidates for membership approval to replace the three Directors who will be stepping down having completed their three-year terms. Going forward all Directors will serve 2-year terms, but staggered. The following lists provide a status summary of the Board of Directors.

- Directors staying on the Board having completed one year of service include the following:
 - Michelle Saporito
 - Terri Gabler
 - Josh Woolard



- Ryan Craig
- Directors stepping down from the Board having completed three-year terms of service include the following.
 - Monty Nigus
 - Steve Grier
 - Mike O'Neal
- The slate of new Directors nominated by the Board for Membership approval includes the following.
 - Jeff Gallery
 - Tom Schraeder
 - Kim Hoffman

Since the slate of new Directors for approval is a Board nomination, as provided by Board member Monty Nigus, the nomination represents a motion for the membership's consideration. No other motion from the floor is required. Suzanne Sherwood seconded the Board's nomination/motion. There were no discussions about the proposed Directors; thus, the approval of the new Directors went directly to a vote by the membership. The slate of new Directors was unanimously approved (i.e., 21-0). Eighteen votes were by members present at the meeting, while the other three votes were by proxy voting received prior to the meeting. Therefore, the Board of Directors moving forward is as follows.

- Board of Directors moving forward in 2024 will include the following:
 - Michelle Saporito
 - Tom Schraeder
 - Terri Gabler
 - Josh Woolard
 - Ryan Craig
 - Jeff Gallery
 - Tom Schraeder
 - Kim Hoffman

We thank the outgoing Directors for their service and welcome the new Directors.

Other Business

Other business discussions focused on the following items. The discussions overlapped, but the main points of the discussions are categorized/itemized below.



Entrance Signs/Monuments

Everyone was aware that our two current entrance signs located at the Grandview Street and 167th Steet intersection will be demolished as part of the 167th Street Improvements Project by the City of Overland Park. One sign is in extremely poor condition, while the other sign was rehabilitated a couple of years by a couple of members to give it a presentable condition. These two signs are what remain from a total of five original signs for the neighborhood. Three of the original entrance signs significantly deteriorated and were removed years ago. The Association will need to determine replacement of the signs and the extent of that replacement. The following represents key discussion points of the membership.

- Monty Nigus advised that the Board has not initiated any activities relative to planning or installing new signs; however, the Board has selected the Architectural Committee to lead this effort with help from others as needed.
- The 167th Street Improvements Project is scheduled to be completed in November 2025; thus, installation of any entrance signs may not occur until 2026 (i.e., after the road improvement work has been completed).
- The planning effort for the entrance signs will be conducted along three, parallel paths as follows:
 - 1) Determine the architectural and physical features of the signs such as:
 - a. Materials for its construction.
 - b. Extent of architectural features, including shape, size, lighting, landscaping, etc.
 - c. Location and number of signs. (As noted above, there were originally five signs for the neighborhood.)
 - d. Design features, including foundation requirements, etc.
 - e. Permitting.
 - f. Easements.
 - g. Maintenance requirements, including a maintenance budget/fund.
 - 2) Plan the funding for the new entrance signs.
 - a. Determine cost expectations. (As noted in the meeting, the cost of one entrance sign could be about \$15,000 or higher.)
 - b. How best to fund the work (i.e., raise annual assessment level, initiate a special assessment, etc.)?
 - c. Assure that our funding method will have no impact on our non-profit status.
 - 3) Determine legal requirements to incorporate the entrance signs into the Association's legal documents.



- a. An attorney has been contacted to solicit a proposal to help the Association incorporate the new entrance signs into our legal documents. The intent would be to ensure that the new entrance signs are legally the property of the Association, and that the Association is responsible for their maintenance, etc. The legal work would also include definition of permitting requirements and easements needed for access/maintenance.

As the Board progresses through the planning and installation of new entrance signs, the membership will be periodically informed as to progress and if input and feedback from the membership are required. Of course, membership approvals will be required for any funding matters, such as increased annual assessments or special assessments, and final arrangements of the new entrance signs.

167th Street Improvements Project

A general discussion commenced concerning the 167th Street Improvements Project. Monty Nigus noted that the City of Overland Park implemented their Public Information Meeting #3 for the project on December 14, 2023, via a conference call. Many of the members present were on this call. Key items from this meeting were 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/170th/Hays Streets.

One major comment from the members was that there is definitely an increase in traffic and traffic noise on 167th Street, particularly from trucks hauling materials between the quarry located west of Ryan's Run to the 69 Express Project throughout the night. The nightly traffic noise is noticeable throughout our neighborhood, but particularly loud for our members who live adjacent to 167th Street.

Speed Study

Tom Cason noted that the City installed a traffic metering device on a speed limit sign on 170th Street approximately two months ago. When Tom quizzed the workers, they advised that these devices were for monitoring traffic numbers and speeds. Tom advised Monty Nigus of this



development. Monty then contacted the City about this and below is information that he received.

Monty noted that the City of Overland Park had conducted a speed study on Grandview and 170th 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 168th and Grandview and on a pole on 170th Street. The results (i.e., Speed Study) are posted on the City's website and include the following:

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

The results show that the 85th percentile is slightly above the posted twenty-five (25) mph. The 85th percentile represents the speed for comparison to the speed limit. Thus, for the 168th and Grandview location, the observed speed is approximately nine (9) mph above the posted speed limit. For 170th Street, the observed speed is approximately six (6) mph above the posted speed limit. The City advised Monty 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 extra patrolling by the Police. However, members should watch their speeds on our streets.

Other

Mike Jasiczek asked if burning is permitted in Ryan's Run. He was advised that burning is permitted, but a burn permit must be obtained from the City of Overland Park (Fire Department) first. It was noted that the burn permit from the City has restrictions, such as do not burn leaves, wind restrictions, etc.

Meeting Adjourned

Myra Schraeder made a motion to adjourn the meeting. Ken Vrana seconded the motion. A vote was taken, and it was unanimous to adjourn the meeting. The meeting concluded shortly after 8:00pm.

These meeting minutes will be posted to the Association's website (<https://ryansrunhoa.org/>) for the membership's information. (Prepared By: Monty Nigus, President/Secretary)