



**Ryan's Run Homes Association
Board of Directors Meeting
Meeting Minutes
April 17, 2025**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 7:00pm on April 17, 2025, at Monty Nigus's garage (16795 Grandview). Five of the seven Directors were present, which fulfilled quorum requirements. The agenda for the meeting is attached for information purposes.

Activity logs for 2024 and 2025 to date of actions performed by the Board that have occurred since the last Board Meeting are also attached for information purposes. The Board has not met since the January 25, 2024, meeting. 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 hard-copy treasury summary at the board meeting. This summary included the following:

➤ Beginning Balance 2024 =	\$3,631.79
➤ Receipts (Association Assessments) =	\$1,960.07
➤ Expenses 2024 (Website Fee/Summer Social) =	<u>\$ (364.87)</u>
➤ Ending Balance 2024 =	\$5,226.99
➤ Beginning Balance 2025 =	\$5,226.99
➤ Expenses YTD (2024 Christmas Gathering) =	<u>\$ (191.62)</u>
➤ Ending balance YTD 4/17/25 =	\$5,035.37

Monty Nigus noted that the annual registration for the Association is now required bi-annually by the State of Kansas. Thus, our next registration fees will be due in 2026.

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.

Terri Gabler noted that there were three members who did not submit their 2024 assessment fee. The Board will follow up with these members to facilitate payment of their late assessment fees.

2. 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 since the last Board Meeting.
- Architectural Committee:
 - No committee activities were noted since the last Board Meeting. However, it was noted that Nelson Randall is starting an addition to his house. This addition construction should be covered by the City of Overland Park's building permit, which would satisfy any Association requirements.
 - No activity occurred relative to new entrance signs since the last Board Meeting. The Board discussed this topic and decided that, since the existing entrance sign appears to be adequate, that this topic should be discussed at the upcoming Annual Membership Meeting to get direction from the membership on how to proceed relative to new entrance signs.
- Public Relations Committee - Michelle Saporito, the Public Relations Committee Chair, advised the following:
 - No newsletters were published during 2024. The Board noted that a newsletter should be published, as soon as possible, to disseminate information about upcoming events (i.e., Membership Meeting, Neighborhood Garage Sale, and Summer Gathering). Michelle Saporito and Monty Nigus will lead the effort to publish a newsletter as soon as possible.
 - The 2024 Annual Christmas Gathering was held on Saturday, December 7th at Tanner's at 143rd and Metcalf. The gathering was a success and enjoyed by everyone. Approximately, 30 members attended. The gathering raised \$220 in donations for Goran Hunjak's Victory Soccer Camp organization. Expenses of \$191.62 for the event were submitted to Terri Gabler, Treasurer, for reimbursement.
 - 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. Darcie had advised the membership on March 31st that she believed it would be best to move the annual garage sale to the September 2025 timeframe. The Board discussed this recommendation and decided to approve the change to September for this year's sale. The main reason for trying the new date is to hopefully realize better weather conditions and higher neighborhood participation. Darcie will be advised of this decision and directed to proceed on this basis.
 - The upcoming Annual Summer Gathering was discussed by the Board. It was decided that the event would be held on Sunday, June 8th (i.e. Second Sunday in June). Monty Nigus volunteered to host the event at his garage again this year, but would defer to others who may want to host. It was mentioned that Joe and Karen Hilboldt may want to host, as they had done



in past years. Michelle Saporito checked later with the Hilboldt's, and they agreed to host. Michelle will send out a "save the date" notice to the membership and details for the event will be provided in the upcoming newsletter.

- Although not specifically discussed during the meeting, Monty Nigus will provide updates to the Association website for Kim Wirt's incorporation.

3. The next order of business was to plan the 2025 Annual Membership Meeting as follows.

- The 2025 Annual Membership Meeting will be held on Thursday, May 22, 2025, at 7pm at Monty Nigus's garage (16795 Grandview). As determined for the 2024 meeting, proxy voting will be provided for members who cannot attend in person. Thus, "zoom" meeting capability via the internet will not be provided.
- As noted for the 2024 meeting, Article 10.5 of the "Bylaws of the Ryan's Run Homes Association" states 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.".

- Monty Nigus advised that the Board Members stepping down will be Terri Gabler, Josh Woolard, Ryan Craig, and Michelle Saporito. Remaining on the Board for another year are Jeff Gallery, Tom Schraeder, and Kim Hoffman. A slate of Board of Directors nominees (four total) needs to be assembled by the Board for voting purposes by the membership at the annual meeting. Michelle Saporito indicated that she may extend her participation on the Board for another term. Monty Nigus indicated that he may volunteer as a nominee. If those two commit, two additional nominees are still required between now and the annual meeting.
- The Board discussed the planning and installation of new entrance signs resulting from the 167th Street Improvements Project. No action has occurred on this topic since the last Board Meeting. The Board noted that the existing entrance sign remaining from the Improvements Project could suffice without building new signs. After additional discussions, it was decided that entrance signs should be an agenda item for the annual meeting to get input and direction from the membership.
- Monty Nigus noted that since the planning/installation of new entrance signs may be on hold or at least delayed, and the fact that our current bank balance is fairly large at approximately \$5,000, the Board should recommend waiving or suspending the collection of an assessment fee for 2025. The need for an



assessment fee for 2026 would be discussed and voted on at the 2026 Annual Membership Meeting.

4. The next order of business was any other items.
 - Monty Nigus mentioned that he would be participating as a member of the Rural Transition Focus Group for the update of the Unified Development Ordinance for the City of Overland Park. He advised that this is not a Ryan's Run HOA function.
5. The last order of business was to establish the date and time of the next Board Meeting. No date or time was set for the next meeting; however, it was noted that email communication between the Board Members may be necessary between now and the upcoming Annual Membership Meeting.

Meeting Adjourned approximately at 8:20pm.

Attachments: Agenda, 2024 and 2025 Ryan's Run Homes Association Activity Logs

Prepared By: Monty Nigus for the Board



Ryan's Run Homes Association
Board of Directors Meeting
April 17, 2025
7:00 pm
Monty Nigus' Garage (16795 Grandview Street)

AGENDA

1. Treasury Report
 - a. Current Balance/Transactions
 - i. Balance.
 - ii. 2024 Association Assessments.
 - b. Association Registration/Website Fees.
2. Committees
 - a. Restrictions.
 - b. Architectural.
 - i. Entrance Signs Planning.
 - ii. Other.
 - c. Public Relations.
 - i. May Newsletter.
 - ii. Annual 2024 Christmas Gathering.
 1. Approximately 30 attendees.
 2. \$220 Donations.
 - iii. Upcoming Annual Neighborhood Garage Sale.
 1. Schedule.
 - iv. Annual Summer Gathering.
 - v. Update Website.
3. Annual Membership Meeting (2024)
 - a. When/Where? (second Sunday in June)
 - b. Zoom Meeting?
 - c. Candidate Board Members.
 - i. Terri Gabler, Josh Woolard, Ryan Craig, and Michelle Saporito's terms have expired.
 - ii. Candidates for Presentation to Membership's Approval?
 - d. Association 2025 Assessments.
 - e. Planning/Installation of New Entrance Signs.
 - f. Other?
4. Other.
 - a. Unified Development Ordinance (UDO) Update Process.
5. Schedule Next Board Meeting



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 167th Street Improvements Project. Peter Gaskamp at 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 6th. She lived at 8945 167th Street.
- 240116: Sent an email to Brent Gerard, the Project Manager for the City of Overland Park for the 167th Street Improvements Project, requesting documentation for how the City handled compensation for the neighborhood's two existing entrance signs where Grandview Street connects to 167th 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 25th Board Meeting.
- 240125: Prepared a draft slide presentation for the upcoming Annual Membership Meeting.

Above Activities Included with 240125 Board Meeting Minutes



- 240126: Sent out a reminder to the members reminding them of the upcoming Annual Membership Meeting on February 6th.
- 240129: Completed the minutes for the 012524 Board of Directors meeting. Sent a copy of the minutes to Kim Wirt for her posting to the Association's website.
- 240130: Prepared a proxy voting form for the upcoming annual membership meeting and emailed it to the membership for their action if they are unable to attend the meeting.
- 240206: Finalized an agenda/slide presentation for the 2024 Annual Membership Meeting and distributed it to the members.
- 240206: Held the 2024 Annual Membership Meeting at Monty Nigus' garage.
- 240208: Prepared the meeting minutes for the 2024 Annual Membership Meeting and distributed them to the membership for their information.
- 240208: Sent the meeting minutes and slide presentation for the 2024 Annual Membership Meeting to Kim Wirt for posting to the Association's website.
- 240206: Brian Kramer contacted Jeff Ashner (Wilshire Hills) about trash that has been collected along the property line with Ryan's Run and requested that Wilshire Hills clean the area. Jeff eventually answered and advised that he would have this done.
- 240216: Kim Wirt submitted costs for maintaining the HOA's website in the total amount of \$150 to Terri Gabler, our Treasurer. Terri reimbursed the Wirt's for this cost.
- 240410: The Kranz's advised the Board that they wish to install a fence at the backside of their house. They provided information on the fence, which included two fence options that they were pursuing. After getting additional information about the fence materials and alignment, the Board voted unanimously (7-0) in favor of their project. The vote by the Board was carried out via email.
- 240425: The annual Ryan's Run Garage Sale was held the last weekend in April. Darcie Kramer organized the event and did a great job.
- 240601: Terri Gabler filed our HOA 2024 Information Report with the Kansas Secretary of State office. On 06/11/24, Monty Nigus downloaded our HOA 2024 Certificate of Good Standing and sent the Information Report and Certificate of Good Standing to Kim Wirt for filing on the Legal Documents section of our website for everyone's information.
- 240605: A neighbor on 170th Street advised that traffic on 170th Street has been having excessive speeds up to and around 50 mph. Called the Overland Park Police Department and they advised that our neighbor had contacted OP Cares with the complaint. The complaint will be processed, probably starting with a speed study, and then going from there with recommended resolutions to the issue. The speed study is currently in the queue.
- 240609: Held the annual Ryan's Run Summer Gathering. The gathering was held at the Monty and Sharon Nigus home. Fried chicken with side dishes provided by the attendees was served. 39 neighbors attended, which was a good turnout.



- 240712: Terri Gabler sent an email to all homeowners stating that the 2024 Ryan's Run Homes Association assessment of \$50 is due by August 15th of this year. A hard copy of the email information was put in each homeowner's mailbox.
- 240712: Gave Terri Gabler my expenses for the annual picnic for reimbursement. The expenses include chicken (\$99.22), water (\$23.95), misc. condiments (\$52.16), and Hawaiian rolls (\$39.54) for a total of \$214.87.
- 240820: A homeowner advised that their dog was missing and wanted the neighborhood to be on the lookout for it. It was later found.
- 241013: Terri Gabler advised that Arlene Holmes passed away on October 10, 2024. Terri sent an email out to the membership advising them of this passing.
- 241120: A homeowner advised that their two dogs were missing and wanted the neighborhood to be on the lookout for it. They were later found.
- 241207: Held the fourth annual Ryan's Run Christmas Gathering at Tanner's at 143rd and Metcalf on the evening of December 7th. Approximately, 30 members were in attendance. A total of \$220 was donated by the group for Goran Hunjak's Victory Soccer Camp organization. Expenses of \$191.62 for the event were submitted to Terri Gabler, Treasurer, for reimbursement.

Above Activities Included with 250417 Board Meeting Minutes



Ryan's Run Homes Association Activity Log (2025)

January 2025:

- 250206: It was noted that Wayne Richard, one of our neighbors, passed away on this date. He will be missing.
- 250305: Brian Kramer contacted Jeff Ashner (Wilshire Hills) about trash that has been collected along the property line with Ryan's Run and requested that Wilshire Hills clean the area. Jeff eventually answered and advised that he would have this done.
- 250324: Was invited to participate as part of the Rural Transition focus Group for the update of the Unified Development Ordinance (UDO).
- 250328: Reminded Kim Wirt to submit her expenses for maintaining the Association's website and email.
- 250331: Darcie Kramer advised that she recommends that the Annual Neighborhood Garage Sale be held in September in lieu of the normal April timeframe. The reason for this is mainly related to weather conditions. April has tended to be a rainy, cool month, while September would potentially offer better weather conditions.
- 250417: Prepared a draft agenda for the April 17th Board Meeting. Held the April 17th Board Meeting.

Above Activities Included with 250417 Board Meeting Minutes