

Ryan's Run Homes Association
Board of Directors Meeting
Memorandum
August 12, 2025

The Ryan's Run Homes Association's Board of Directors (BOD) last met on April 17, 2025. At that meeting it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the large amount of the fund (approximately \$5,000). Since an Annual Membership Meeting has not occurred this year to discuss this matter, and the due date for the annual fee of August 15th is quickly approaching, the Board decided to vote on this matter to give direction to the membership.

On July 28, 2025, an email was sent to the Board members requesting their vote to waive or suspend the 2025 Annual Assessment Fee. The Board members voted unanimously (7-0) in favor of waiving/suspending the Annual Assessment Fee for 2025. Attached are the electronic responses by the Board Members to document their votes.

This memorandum will be posted to the Association's website under Board of Directors Meeting Minutes to document the decision. An email will also be distributed to the Membership to advise them of this decision and to confirm that the 2025 Annual Assessment Fee is being waived/suspended for this year. A hard copy of the advising email will also be placed in each member's mailbox, since some members may not monitor their email box on a continual basis. The Annual Assessment Fee for 2026 and moving forward will revert to the normal \$50/year fee due on the 15th of August of each year.

man

Attachments: Respective Board member's electronic votes.

Re: Waiving/Suspending 2025 Annual Assessment Fee

From Kim Hoffman <kimhoffman6@icloud.com>

Date Mon 8/11/2025 2:30 PM

To Monty Nigus <montynigus@gmail.com>

Waiver the fee. I responded on the day of your original email. Thanks Kim

On Aug 9, 2025, at 3:00 PM, Monty Nigus <montynigus@gmail.com> wrote:

You two guys are the only ones who have not responded. Please do so. We need to document this.

Thanks,

Monty

Sent from my Galaxy

----- Original message -----

From: Monty Nigus <montynigus@gmail.com>

Date: 7/28/25 12:46 PM (GMT-06:00)

To: Michelle Saporito <michellesap13@gmail.com>, Josh W <josh.woolard@gmail.com>, Ryan Craig <craig0063@gmail.com>, "jeffgallery3@gmail com"

<jeffgallery3@gmail.com>, Kim Hoffman <kimhoffman6@icloud.com>, Thomas

Schraeder <schraedertr@gmail.com>, Terri Gabler <terri.gabler@gmail.com>

Subject: Waiving/Suspending 2025 Annual Assessment Fee

Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately, \$5,000).

Since an Annual Membership Meeting has not occurred this year, and the due date for the annual assessment fee of August 15th is quickly approaching, I suggest the Board vote on this matter to clarify that a fee is not due by August 15th. Some members may be thinking the fee is still due.

Therefore, please respond to this email with your vote for waiving or suspending this year's \$50 assessment fee (Yes or No). I will tabulate the votes and send out an email/hard copy to the membership of the results and directions to either waive/suspend the fee if the vote passes, or to pay the \$50 fee by August 15th if it fails.

Please respond by August 1st.

Thanks,
Monty Nigus



Outlook

Fwd: Waiving/Suspending 2025 Annual Assessment Fee

From Ryan Craig <craig0063@gmail.com>
Date Sat 8/9/2025 10:59 PM
To Monty Nigus <monty.nigus@gmail.com>

----- Forwarded message -----

From: **Ryan Craig** <craig0063@gmail.com>
Date: Tue, Jul 29, 2025, 4:46 PM
Subject: Re: Waiving/Suspending 2025 Annual Assessment Fee
To: Jeff Gallery <jeffgallery3@gmail.com>

Waive

On Tue, Jul 29, 2025, 4:44 PM Jeff Gallery <jeffgallery3@gmail.com> wrote:
Monty and Board,

I would agree to waiving the assessment fee for 2025.

One point of reference. The other option or discussion point on this was to reduce the fee to a lower level that would pay for annual expenses yet not deplete any principal balance of the account. This would also keep the habit consistent and insure homeowners know there is an annual cost and value, especially considering there could be some who don't pay and may challenge the need.

My official vote is to waive the fee for 2025. My further recommendation is we review the annual assessment to maintain current levels of available funds and still cover annual costs of items.

Jeff Gallery
jeffgallery3@gmail.com
563.451.7149

On Jul 28, 2025, at 12:46 PM, Monty Nigus <montynigus@gmail.com> wrote:

Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately,

Re: Waiving/Suspending 2025 Annual Assessment Fee

From Terri Gabler <terri.gabler@gmail.com>

Date Thu 7/31/2025 9:35 PM

To Jeff Gallery <jeffgallery3@gmail.com>

Cc Monty Nigus <montynigus@gmail.com>; Michelle Saporito <michellesap13@gmail.com>; Josh W <josh.woolard@gmail.com>; Ryan Craig <craig0063@gmail.com>; Kim Hoffman <kimhoffman6@icloud.com>; Thomas Schraeder <schraedertr@gmail.com>

I agree to waiving the 2025 assessment.

Thanks,
Terri Gabler

On Tue, Jul 29, 2025 at 4:44 PM Jeff Gallery <jeffgallery3@gmail.com> wrote:
Monty and Board,

I would agree to waiving the assessment fee for 2025.

One point of reference. The other option or discussion point on this was to reduce the fee to a lower level that would pay for annual expenses yet not deplete any principal balance of the account. This would also keep the habit consistent and insure homeowners know there is an annual cost and value, especially considering there could be some who don't pay and may challenge the need.

My official vote is to waive the fee for 2025. My further recommendation is we review the annual assessment to maintain current levels of available funds and still cover annual costs of items.

Jeff Gallery
jeffgallery3@gmail.com
563.451.7149

On Jul 28, 2025, at 12:46 PM, Monty Nigus <montynigus@gmail.com> wrote:

Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately, \$5,000). Since an Annual Membership Meeting has not occurred this year, and the due date for the annual assessment fee of August 15th is quickly approaching, I suggest the

Board vote on this matter to clarify that a fee is not due by August 15th. Some members may be thinking the fee is still due.

Therefore, please respond to this email with your vote for waiving or suspending this year's \$50 assessment fee (Yes or No). I will tabulate the votes and send out an email/hard copy to the membership of the results and directions to either waive/suspend the fee if the vote passes, or to pay the \$50 fee by August 15th if it fails.

Please respond by August 1st.

Thanks,
Monty Nigus



Outlook

Re: Waiving/Suspending 2025 Annual Assessment Fee

From Jeff Gallery <jeffgallery3@gmail.com>

Date Tue 7/29/2025 4:44 PM

To Monty Nigus <montynigus@gmail.com>

Cc Michelle Saporito <michellesap13@gmail.com>; Josh W <josh.woolard@gmail.com>; Ryan Craig <craig0063@gmail.com>; Kim Hoffman <kimhoffman6@icloud.com>; Thomas Schraeder <schraedertr@gmail.com>; terri gabler@gmail.com <terri.gabler@gmail.com>

Monty and Board,

I would agree to waiving the assessment fee for 2025.

One point of reference. The other option or discussion point on this was to reduce the fee to a lower level that would pay for annual expenses yet not deplete any principal balance of the account. This would also keep the habit consistent and insure homeowners know there is an annual cost and value, especially considering there could be some who don't pay and may challenge the need.

My official vote is to waive the fee for 2025. My further recommendation is we review the annual assessment to maintain current levels of available funds and still cover annual costs of items.

Jeff Gallery

jeffgallery3@gmail.com

563.451.7149

On Jul 28, 2025, at 12:46 PM, Monty Nigus <montynigus@gmail.com> wrote:

Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately, \$5,000).

Since an Annual Membership Meeting has not occurred this year, and the due date for the annual assessment fee of August 15th is quickly approaching, I suggest the Board vote on this matter to clarify that a fee is not due by August 15th. Some members may be thinking the fee is still due.

Therefore, please respond to this email with your vote for waiving or suspending this year's \$50 assessment fee (Yes or No). I will tabulate the votes and send out an email/hard copy to the membership of the results and directions to either waive/suspend the fee if the vote passes, or to pay the \$50 fee by August 15th if it fails.

Please respond by August 1st.

Thanks,
Monty Nigus



Outlook

Re: Waiving/Suspending 2025 Annual Assessment Fee

From Michelle Saporito <michellesap13@gmail.com>

Date Mon 7/28/2025 1:59 PM

To Monty Nigus <montynigus@gmail.com>

Cc Josh W <josh.woolard@gmail.com>; Ryan Craig <craig0063@gmail.com>; jeffgallery3@gmail.com <jeffgallery3@gmail.com>; Kim Hoffman <kimhoffman6@icloud.com>; Thomas Schraeder <schraedertr@gmail.com>; Terri Gabler <terri.gabler@gmail.com>

Yes, my vote is to waive this year's \$50 assessment.

Thanks for the email Monty...appreciate all your efforts.

Michelle Saporito

Sent from my iPhone

On Jul 28, 2025, at 12:46 PM, Monty Nigus <montynigus@gmail.com> wrote:

Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately, \$5,000).

Since an Annual Membership Meeting has not occurred this year, and the due date for the annual assessment fee of August 15th is quickly approaching, I suggest the Board vote on this matter to clarify that a fee is not due by August 15th. Some members may be thinking the fee is still due.

Therefore, please respond to this email with your vote for waiving or suspending this year's \$50 assessment fee (Yes or No). I will tabulate the votes and send out an email/hard copy to the membership of the results and directions to either waive/suspend the fee if the vote passes, or to pay the \$50 fee by August 15th if it fails.

Please respond by August 1st.

Thanks,
Monty Nigus

Re: Waiving/Suspending 2025 Annual Assessment Fee

From Josh W <josh.woolard@gmail.com>
Date Mon 7/28/2025 12:56 PM
To Monty Nigus <montynigus@gmail.com>

Yes to waive/suspend the fee.

Josh

On Mon, Jul 28, 2025, 12:46 PM Monty Nigus <montynigus@gmail.com> wrote:
Hi Board Members,

At the April 17, 2025, Board Meeting, it was suggested that the 2025 Annual Assessment Fee of \$50 be waived or suspended for this year due to the lack of designated general fund usage at this time and the fairly large amount of the fund (i.e. Approximately, \$5,000). Since an Annual Membership Meeting has not occurred this year, and the due date for the annual assessment fee of August 15th is quickly approaching, I suggest the Board vote on this matter to clarify that a fee is not due by August 15th. Some members may be thinking the fee is still due.

Therefore, please respond to this email with your vote for waiving or suspending this year's \$50 assessment fee (Yes or No). I will tabulate the votes and send out an email/hard copy to the membership of the results and directions to either waive/suspend the fee if the vote passes, or to pay the \$50 fee by August 15th if it fails.

Please respond by August 1st.

Thanks,
Monty Nigus