



**Ryan's Run Homes Association
Board of Directors Meeting
Meeting Minutes
April 21, 2026**

The Ryan's Run Homes Association's Board of Directors (BOD) met at 6:30pm on April 21, 2026, 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 2025 and 2026 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 April 17, 2025, 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 to discuss the Board's general plan for moving forward. Because there have been no Board activities since a year ago, other than planning activities such as the annual garage sale, summer gathering, and Christmas gathering, the terms of all the current Board of Directors have now expired. Previously, the established terms for Directors were staggered according to the Homes Association by-laws. Just a couple of candidate Directors have been identified; thus, no annual membership meeting has been implemented for Director approval so far this year.

The group discussed this issue in general with no resolution other than to keep pursuing candidate Directors. Once a complete list of candidate Directors is established, an annual membership meeting can be scheduled to gain official approval of candidate Directors by the membership. We need members to step up and volunteer to serve on the Board to maintain the HOA's organization and to share Association responsibilities throughout the membership.

2. The second order of business was to note new people moving into the neighborhood. Several homes have been sold and purchased. The following is some information about these transactions.
 - The John Rhynerson home at 8945 167th Street has been sold. Information on the new owner is not available.
 - The Goran Hunjak home at 16720 Grandview Street was sold to Joe and Lauren Miller several months ago. Many of us know the Millers. They used to own this very same house and lived in the neighborhood many years ago. We welcome them back.



- Mitch and Maranda Beard have purchased Irene Page’s home at 16845 Grandview Street. They have two kids, Georgia (4 yrs.) and Leo (17 mos.).
- The Kim/Cathy home at 16890 Grandview Street was sold to Tyler and Anna Supalla. They have three kids, Josephine (4 yrs.), Philippa (2 yrs.), and Theodore (Infant). The Supalla’s are expected to move into the house later this fall.
- Keith Williams is purchasing the Mark and Christi Kirwin home at 16930 Grandview Street.
- Mack and Sarah Harnden are selling their home at 16970 Grandview Street to Shawn and Kerry Kloog. It is our understanding that the sale is contingent on their home being sold.

We welcome these people to our neighborhood with open arms.

3. The third order of business was the Treasurer’s report. Terri Gabler, our Treasurer, stated that the current balance (to date) is \$4,155.86. Terri provided a detailed treasury summary after the meeting via email. This summary for the 2024 and 2025 periods is provided below and attached. The summary below also includes the \$150 website fees paid earlier this year for 2026 to provide the balance year to date.

➤ Beginning Balance 2024		\$3,631.79
○ 2024 Receipts (Association Assessments) =	\$1,960.07	
○ 2025 Receipts (Late Assessments) =	<u>\$ 150.01</u>	
○ Total Receipts =		\$2,110.08
➤ Expenses 2024		
○ Christmas Gathering =	(\$ 191.62)	
○ Website Fee =	(\$ 150.00)	
○ Summer Gathering =	<u>(\$ 214.87)</u>	
○ Total 2024 Expenses =		(\$ 556.49)
➤ Expenses 2025		
○ Christmas Gathering =	(\$ 252.86)	
○ Copies =	(\$ 24.00)	
○ Website Fee =	(\$ 150.00)	
○ Summer Gathering =	<u>(\$ 452.66)</u>	
○ Total 2025 Expenses =		<u>(\$ 879.52)</u>
➤ Ending Balance 2025		\$4,305.86
➤ Expenses 2026 (To Date) =		
○ Website Fee =	<u>(\$ 150.00)</u>	
○ Total Expenses 2026 To Date =		<u>(\$ 150.00)</u>
➤ Ending balance YTD 4/21/26 =		\$4,155.86



Monty Nigus/Terri Gabler noted that the 2026 registration fee for the Association with the State of Kansas (Certificate of Good Standing) is due June 15, 2026. This registration is now required bi-annually by the State of Kansas. Monty Nigus will obtain the certification online. The next registration fees will be due in 2028.

Terri Gabler noted that the website fees, etc. have been paid for this year. This is noted in the above accounting summary.

The Board discussed Association assessment fees for the 2026-2027 period. It was noted that the standard \$50/homeowner fee for the 2025-2026 period was waived/suspended. The discussion focused on whether to again waive/suspend the fee, since we still have a reasonably current balance, have the standard \$50 fee, or have a fee between \$0 - \$50. The Directors believe there should be a partial fee to at least cover yearly costs somewhere around \$20/homeowner.

Once the detailed Treasurer's report was received, and as included in the above accounting summary, our 2025 period expenses were \$879.51. This results in \$20.94/homeowner (42 homeowners). Therefore, an assessment fee of \$25/homeowner was proposed for the 2026-2027 period. Since this resolution came after the Board Meeting, an email vote was performed to get the Director's direction on this matter. The email vote was unanimously (7-0) in favor of the proposed fee of \$25/homeowner. A copy of each Director's email vote is attached to these meeting minutes. The Board will work towards assessing this fee by August 1st.

As mentioned in the sixth order of business below, the Board discussed the possibility of including the cost of trash collection for the neighborhood as part of the annual assessment fee. If this should be realized, the assessment fee will be revised accordingly.

4. The fourth 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:
 - The only committee activity noted since the last Board Meeting pertained to the new owner of the Kirwin house wanting to install a fence. The new owner submitted a plan of the fence and type (materials/height). The fence information, which is like other fences in the neighborhood, was approved.
 - It should be noted that Jeff/Tracy Gallery are planning a garage addition to their house. This addition construction should be covered by the City of



Overland Park's building permit, which would satisfy any Association requirements.

- The Board did not go into any detailed discussions about new entrance signs. However, it was noted that the existing sign at the Grandview entrance needed some maintenance (i.e. paint) to freshen it up. An activity will be organized to accomplish this task soon.
- Public Relations Committee - Michelle Saporito, the Public Relations Committee Chair, advised the following:
 - Monty Nigus is working on and will publish a May 2026 newsletter. The newsletter will disseminate information about upcoming events as follows:
 - Annual Membership Meeting (Location/Date TBD once a candidate Director list is developed).
 - Neighborhood Garage Sale (This Fall/Date TBD).
 - Summer Gathering (Scheduled for 060726 at Monty/Sharon Nigus Garage).
 - Christmas Gathering (Scheduled for 120526).
 - The 2025 Annual Christmas Gathering was held on Saturday, December 6th at Tanner's at 143rd and Metcalf. The gathering was a success and enjoyed by everyone. The gathering raised \$194 in donations for the Salvation Army. Expenses of \$252.86 for the event were submitted to Terri Gabler, Treasurer, for reimbursement.
 - 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 2026 Annual Membership Meeting as follows.

- It was noted that the 2025 Annual Membership Meeting was not held.
- Furthermore, as noted above in the first order of business, the terms of all the current Directors have now expired. A slate of Board of Directors nominees (seven in total) needs to be assembled by the Board for voting purposes by the membership at the annual meeting. Until this is accomplished, an annual meeting cannot be scheduled. A couple of the current Board Directors have indicated that they may extend for another term (Michelle Saporito and Jeff Gallery). However, several candidate Directors still need to be identified.
- As noted for the 2024 annual 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.".



The Board will need to address this stipulation for an upcoming membership meeting.

4. The next order of business was any other items.
 - Jeff Gallery had collected some information concerning trash collection in the neighborhood. Currently, Waste Management (WM) is the company providing this service to most of the individual homeowners in our neighborhood. WM costs have significantly risen over the years to the point that perhaps a different company should be considered. A few homeowners in the neighborhood have already switched to a different company. Jeff volunteered to collect additional information related to a different trash collection company with the possibility of the Association taking on the responsibility of collective bargaining with the company to gain additional discounts. The collected information would be presented to the membership for their consideration and action whether individual homeowners switch services or the entire neighborhood switches. Regardless, there appears to be some savings that could be realized by our members.

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. A meeting will be scheduled once a list of candidate Directors has been established. The next meeting will primarily be a planning meeting for the Annual Membership Meeting

Meeting Adjourned approximately at 8:00pm.

Attachments:

- Agenda.
- 2025 and 2026 to date Ryan's Run Homes Association Activity Logs.
- Individual emails from Directors indicating their vote for the proposed \$25/homeowner assessment fee for the 2026-2027 period.
- Treasurer Report via 4/26/26 email from Terri Gabler.

Prepared By: Monty Nigus for the Board



Ryan's Run Homes Association
Board of Directors Meeting
April 21, 2026
6:30 pm
Monty Nigus' Garage (16795 Grandview Street)

AGENDA

1. Board General Plan Moving Forward
 - a. All Board Member Terms Have Expired.
2. New Neighbors
 - a. Mitch/Maranda Beard (Page's House)(Two Kids).
 - b. Tyler/Anna Supalla (Hoffman's House)(Three Kids).
 - c. Keith Williams (Kirwin's House).
3. Treasury Report
 - a. Current Balance/Transactions
 - i. Balance.
 - ii. 2025 Association Assessments (Waived/Suspended for the Year).
 - iii. 2026 Association Assessments.
 - b. Website Fees.
 - c. Association Registration (Due this Year)(Monty Will Obtain Online).
4. Committees
 - a. Restrictions.
 - i. Question About Operating Business Out of Home (Montessori School)?
 - b. Architectural.
 - i. Entrance Signs Planning.
 - ii. Existing Sign Maintenance.
 - iii. Keith Williams Fence Approval.
 - iv. Other.
 - c. Public Relations.
 - i. May Newsletter (Monty Working On).
 - ii. Annual 2026 Christmas Gathering (120526)(Location TBD).
 - iii. Annual 2026 Neighborhood Garage Sale (Fall)(Date TBD).
 - iv. Annual Summer Gathering (060726) (Monty/Sharon Nigus Garage).
 - v. Update Website.
5. Annual Membership Meeting (2026)
 - a. When/Where?
 - b. Candidate Board Members?
 - c. Association 2026 Assessments.
 - d. Other?
6. Other
 - a. Waste Disposal Costs (Collective Bargaining Opportunity for HOA?).
7. Schedule Next Board Meeting



Ryan's Run Homes Association Activity Log (2025-2026)

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.
- 250415: Advised that the certificate of good standing with the State of Kansas (annual report) is now on a biannual basis. Our certificate/report submittal will be on even years. Thus, the next certificate will be due in 2026.
- 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

- 250423: Advised Darcie Kramer to proceed with planning the Annual Neighborhood Garage Sale for the September 2025 timeframe.
- 250423: Advised the three neighbors who have not paid their 2024 annual assessment fee to submit the fee in a timely manner to Terri Gabler, our Treasurer. The three later paid their outstanding fees.
- 250423: Prepared meeting minutes for the 041725 Board of Directors Meeting and sent them to Kim Wirt for incorporation into our HOA website.
- 250519: Advised a homeowner that their last year's dues of \$50 had not been paid. The homeowner paid the fee in cash on 250524.
- 250520: Prepared and distributed the May 2025 Newsletter. Also, posted it to the website via Kim Wirt.
- 250528: Requested Kim Wirt to make some edits to the HOA website, including adding the May 2025 newsletter.
- 250608: Held the annual Summer Gathering at Joe/Karen Hilboldt's home. We had a great turnout, which was enjoyed by all.



- 250729: Jeff Gallery sent email requesting an HOA review of a pergola that he is planning for his backyard. Josh Woolard, chair of the architectural committee, responded with comments basically approving the structure from the viewpoint of the HOA.
- 250812: Prepared email for the Board to vote electronically addressing to waive/suspend the 2025 Annual Assessment Fee. The Board voted unanimously to waive the 2025 fee. In 2026, the assessment fee will revert to the normal \$50/year fee due on the 15th of August. Prepared a memorandum to document the vote and posted it to the website for documentation. Sent email to membership advising of the vote and action. A hard copy of the email was placed in member's mailboxes since some members do not monitor their emails on a continual basis.
- 250816: A neighbor, Brian Karmer, notified Wilshire Hills, Jeff Ashner, that a tree from the easement had fallen onto his property, and the remaining portion of the tree may fall onto one of the houses in Wilshire Hills. Brian asked if Jeff could resolve it so that there is no future damage.
- 250822: Darcie Kramer advised that the annual neighborhood garage sale would be on September 25th through September 27th this year. She will advise additional coordination of the event later.
- 250923: Advised Annie Wager (Irene Page's Daughter) of the HOA information regarding installing a fence.
- 251207: Held the annual Christmas Gathering at Tanner's. We had a decent turnout for the event. We raised \$194 for the Salvation Army.

January 2026:

- 260227: Provided HOA information to Jane Watson, who works for the Stewart Title Company, regarding the sale of Irene Page's house.
- 260317: Jeff Gallery advised of a topic for the upcoming Board meeting relating to trash collection. He has some preliminary cost numbers that could save neighbors money and could include the HOA organizing the collection services for additional savings. Several of the Board members also weighed in advising that this could be a good idea with significant cost savings.
- 260318: Sent HOA information to Lauren Anderson, who is a realtor, who has a potential buyer for the Mack Harnden house.
- 260417: Sent HOA information to Mandy Wiseman, who is a realtor, who has a potential buyer for the Kirwin house.
- 260421: Darcie Kramer advised that she could handle organizing the neighborhood garage sale this year, and she recommends having it in the fall as we did last year.
- 260421: The potential new owner of the Kirwin house submitted a proposed fence layout that he would like to install. We reviewed the submittal and advised that it looks okay and that they should get an official survey of the lot to accurately place the fence. The new owner will get the City of Overland permit and approval for the fence.



- 260424: Sent HOA information to Brandi Haynes, who works for the Continental Title Company regarding a pending sale of the Mack Harnden house. Closing is estimated to be on May 30th.
- 260430: Received some pushback from a neighbor to the possible new fence proposed by the new owner of the Kirwin house. We reviewed and advised that we did not see how we could enforce a realignment of the fence. They were concerned that the fence may not be maintained on the side facing their home. We advised that the best thing would be to discuss with the owner and come to an understanding of how the fence would be maintained.
- 260421: Prepared an agenda and distributed it to the Board members. Held Board meeting on April 21st at Monty Nigus's garage. Five of the seven Board members were able to attend.
- 260504: Received a detailed treasury report from Terri Gabler, HOA treasurer, for the 2024-2025 period. Distributed the report to the Board members.
- 260504: Received email votes from the Board members concerning the proposed dues of \$25/homeowner for the 2026-2027 period. The vote was unanimous (7-0) in favor of the proposed dues. The email votes from the Board members will be incorporated with the minutes of the 260421 Board Meeting as a matter of record.

Above Activities Included with 260421 Board Meeting Minutes



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Terri Gabler<terri.gabler@gmail.com>

Ryan Craig

You;Jeff Gallery;Josh W;Thomas Schraeder;Kim Hoffman;Michelle Saporito

I agree with the \$25 assessment for 2026.

Thanks

Sent from my iPhone

On May 3, 2026, at 7:14 AM, Ryan Craig <craig0063@gmail.com> wrote:

Approved

On Sat, May 2, 2026, 10:02 PM Jeff Gallery <jeffgallery3@gmail.com> wrote:

I agree to the \$25 assessment subject to one small item. I suggest that the financial report be shared with the board members (or did I miss it in a previous email)

Jeff Gallery

jeffgallery3@gmail.com

563.451.7149

On May 2, 2026, at 12:41 PM, Monty Nigus <montynigus@gmail.com> wrote:

Hi Everyone,

At the April 21, 2026, Board meeting, discussions concerning the 2026-2027 assessment focused on an amount of \$20. After the meeting, Terri provided a detailed financial report for the 2024 beginning balance to the 2025 ending balance. This report indicates our expenses for the 2025 period were \$879.51. This total results in a cost of \$20.94/homeowner (42 total homeowners). The 2025 ending balance is \$4,305.86. Based on this information, I suggest the 2026-2027 assessment be \$25/homeowner to sufficiently cover our estimated expenses, as well as adding slightly to our overall balance. I also suggest we do an email vote by the Board to either approve or disapprove of this assessment level as follows. Your vote via email will be attached to the April 21, 2026, meeting minutes as a record.



"A \$25/homeowner assessment is proposed for the 2026-2027 period. As a Board member, do you agree or disagree with this proposal?"

Please advise your vote via a reply email to me. A prompt response would be appreciated so that the minutes for the April 21st Board meeting can be completed, as well as being advertised in the forthcoming May Newsletter that I am preparing.

Thanks,
Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Josh W<josh.woolard@gmail.com>

You

Monty,

I apologize for not making it to the meeting. I assumed this was discussed, but are we not going to look at trash collection thru the HOA? If not, I agree with reducing the assessment to \$25.

Thanks,

Josh

On Sat, May 2, 2026, 12:41 PM Monty Nigus <montynigus@gmail.com> wrote:

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Thanks,

Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Thomas Schraeder<schraedertr@gmail.com>

You

I agree with the proposed assessment of \$25/homeowner assessment for the 2026-2027 period.

Thomas R Schraeder

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Thanks,
Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Ryan Craig<craig0063@gmail.com>

Jeff Gallery

You;Josh W;Terri Gabler;Thomas Schraeder;Kim Hoffman;Michelle Saporito

Approved

On Sat, May 2, 2026, 10:02 PM Jeff Gallery <jeffgallery3@gmail.com> wrote:

I agree to the \$25 assessment subject to one small item. I suggest that the financial report be shared with the board members (or did I miss it in a previous email)

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jeffgallery3@gmail.com

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Thanks,

Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Jeff Gallery<jeffgallery3@gmail.com>

You

Josh W;Terri Gabler;Thomas Schraeder;Kim Hoffman;Ryan Craig;Michelle Saporito

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Thanks,

Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Michelle Saporito <michellesap13@gmail.com>

You

I agree to the \$25 proposal.

Michelle and Jimmy Saporito

Sent from my iPhone

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Thanks,
Monty Nigus



Re: Board Member Vote on 2026-2027 Homeowner Assessment

Kim Hoffman<kimhoffman6@icloud.com>

You

The Hoffmans. YES

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Thanks,
Monty Nigus



2024-5 Treasurer Report

Terri Gabler<terri.gabler@gmail.com>

You

Hi Monty, see below for the treasurer report for 2024-5.

I stopped at the end of 2025. I have already paid \$150 out for website fees this year but did not include it.

2024 Beginning Balance		\$3631.79
o 2024 Receipts		\$1960.07
§ Annual assessment	\$1960.07	
§ 2025 Receipts		\$150.01
§ Late assessments	\$150.01	
o 2024-5 Expenses		(\$1436.01)
§ Christmas Party 2024	(\$191.62)	
§ Christmas Party 2025	(\$252.86)	
§ 2025 Copies	(\$24.00)	
§ 2024 Website fee	(\$150.00)	
§ 2025 Website fee	(\$150.00)	
§ 2024 Summer Social	(\$214.87)	
§ 2025 Summer Social	(\$452.66)	
2025 Ending Balance		\$4305.86