

Normandy Park Riviera Section Community Club

A Non-Profit Corporation

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Annual Meeting Minutes November 14, 2011
7:30 pm at the Cove

The annual meeting of the Normandy Park Riviera Community Club was called to order at 7:35 p.m. by board president Ron Ebbers. Board Members present were Dave Gallotte, Susan Fitzpatrick and Craig Allen. Twenty-one property owners were warmly welcomed.

The minutes from the annual meeting of November 29, 2010 were read. There were no additions or corrections. It was moved, seconded and voted to approve the minutes as read.

Ron Ebbers reported on the five actions on which the board has worked this year: Blk 5, Lot 5 (approved); Blk 5, Lot 17 (approved – no construction has yet occurred); Blk 17, Lot 13 (approved); Blk 20, Lots 30 & 31 (approved) and Blk 15, Lot 17 (preapproval granted; waiting for final submission of plans.) One property owner asked if the granting of variances put all the properties at risk. It was explained that the board follows a protocol similar to past boards, but has added two new features. The board, when granting a variance puts in writing the reason the variance was asked for and was granted. It also asks neighbors to sign off on a variance request after having seen the plans of construction (rather than just a request of variance.) Any variance request applies only to that one particular lot and not to all properties. The board also accepted the resignation of Dave Knox on February 10, 2011. He was thanked for his hard work and years of service.

Susan Fitzpatrick reported that the bank account had a balance of \$1843.66. Approximately \$400 was spent on new street signs for covenant compliance and for the annual meeting and \$10 was spent for corporation registration with the state. \$125 was received for review fees and \$1000 was received as a donation.

Another property owner asked if the community club had insurance. Nancy Brandt, former board member reported that since we are not a “homeowner’s association” no insurance company would underwrite us. Board members are therefore potentially open to law suits. Craig Allen reiterated that with proper documentation and communication, that risk should be minimized.

The property owners were pleased with the new signage. The annual meeting signs, which are reusable, should save money. The compliance signs were welcomed for information to the community as well as making the Riviera Section “more visible.” One other idea the board will study is whether to have a postcard printed as a “welcome to the neighbor” communication. It could be mailed or hand delivered.

There were two other brief discussions. One, that the airport had changed its flight patterns and some flights were coming right over Normandy Park. Several who had experience with community concerns over noise said not much could be done. It was suggested to call the Port of Seattle or register noise concerns on their website. The second discussion was about the Shoreline Inventory put out by the state Dept. of Ecology that potentially could affect many property owners. The Normandy Park Community Club is working with the city to understand and possibly mitigate some of the concerns. Property owners were encouraged to contact the city with concerns and to stay informed through city notices and talking with neighbors.

The board made a request for one more member to join. One property owner is “thinking about it” and will contact the board soon.

A request was also made for further monetary donations. The members were very generous.

It was noted that Bill Prothero continues to faithfully maintain the website and all our thanks are extended to him!

With no further business, it was moved, seconded and voted to adjourn at 8:10 p.m.

Respectfully submitted,
Ron Ebbers