

Normandy Park Riviera Section Community Club

A Non-Profit Corporation

17940 Brittany Dr. SW, Normandy Park, WA 98166
(206)339-3994

Annual Meeting Minutes November 11, 2013
7:30 pm at the Cove

The annual meeting of the Normandy Park Riviera Section Community Club was called to order at 7:37pm by board president Ron Ebbers. Board Members present were Susan Fitzpatrick, Dave Gallotte and Jennifer Pazaruski. Six property owners were warmly welcomed.

The minutes from the annual meeting of November 12, 2012 were read. There were no additions or corrections. It was moved, seconded and voted

Susan Fitzpatrick reported that the expenditures were \$10 for the nonprofit corporation annual report to the state. Income was \$100 from 4 applications of variances/approval. Bank account had a balance of \$2103.52.

Ron Ebbers reported on the five actions on which the board has worked on this year:

- Blk 7 Lot 15 (Powell new construction)
- Blk 20 Lot 12 (tear down with new construction. Variance (42 feet) on north line. Neighbors granted variance approval.
- Blk 19 Lot 18 (remodel within existing footprint of home)
- Blk 20 Lot 21 (tear down with new three story construction. No setback restrictions on the lot. Still sought approval from board. New construction is within city setbacks)
- Blk 5 Lot 1 (tear down with new construction. Within existing footprint of home and city setback limits)

The meeting was then opened to discussion of any pertinent issues. One owner questioned the Blk 20 Lot 12 42 foot variance. She was concerned that large variances that are being granted by the board could potentially cause future lawsuits with other homeowners that would want the same type of variance granted. She recommended that the NPRSCC board should set a variance limit even if neighbors do allow such variance.

Ron Ebbers made note that at the end of Brittany the homeowner is in the planning stage of extending a carport into a setback. No formal application has been made to date.

Another homeowner inquired about any similar setback issues that have come about over the years. Ron explained that we don't have height restriction or architecture design reviews. We mainly enforce the Normandy Park Rivera section covenants (mainly setbacks). She also inquired about urban flooding within Normandy Park. The majority of the areas that have flooded over the years are at the Cove property where the Miller and Walker creeks flow into Puget Sound. She also inquired about chickens in Normandy Park. They are allowed, even though she doesn't have a complaint.

Ron Ebbers made a note about the Normandy Park Nature Trail Park. The city of Normandy Park funded \$28K of noxious ivy removal which was done earlier this year. Metropolitan Parks District will fund an additional \$35K in Nature Trails Park to do the remaining removal. Also the Brittany Park fountain was restored this year.

One homeowner owner asked for a brief explanation of the Normandy Park Rivera Section Covenants and what it entails.

With no further business, it was moved, seconded and voted to adjourn at 8:07pm.

Respectfully submitted,
Jennifer Pazaruski