

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 9, 2015

7:30 pm at the Cove

The annual meeting of the Normandy Park Riviera Section Community Club was called to order at 7:30pm by board president Ron Ebbers. Board Members present were Susan Fitzpatrick, Rusty Fallis, Charles Angelo and Jennifer Pazaruski. Seventeen property owners were warmly welcomed.

The minutes from the annual meeting of November 17, 2014 were read. There were no additions or corrections. It was moved, seconded and voted.

Treasurer Susan Fitzpatrick reported that the expenditures were \$10 for the nonprofit corporation annual report to the state. Income was \$75 from three applications of variances/approval. Bank account has a balance of \$2508.53.

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

- Blk 20 Lot 9 remodel of home on Normandy Terrace. Expanding toward road and garage. Within current setbacks.
- Blk 20 Lot 2 Normandy Terrace added front entrance to house. Within setbacks
- Blk 5 Lot 1 Tear down, expand within setback; Normandy Terrace

NPRSCC officer elections were conducted as a quorum was present. First vote was to nominate the NPRSCC President for a 1 year term. Susan Fitzpatrick nominated Ron Ebbers. The second vote was for NPRSCC Vice President for a 3 year term. Rusty Fallis was nominated. The next vote was for NPRSCC Secretary for a 2 year term. Jennifer Pazaruski was nominated. The next vote was for NPRSCC Treasurer for a 1 year term. Susan Fitzpatrick was nominated. Charles Angelo was nominated for an at large member for a 3 year term. Ron asked for any additional interest in joining the board. Gene Lambert expressed interest and Gene was voted as an additional at large board member for a 3 year term. All positions were moved, seconded and voted.

A homeowner inquired regarding the definition of a slope of property. Ron referred them to speak to the Normandy Park City planning department. Ron also mentioned if you do notice neighbors building or planning to build, refer them to contact the NPRSCC to ensure compliant measures are being taken. A homeowner inquired of any existing properties still in violation of the covenants of the NPRSCC. There is a property on Brittany Drive in violation. The owners never submitted plans to the NPRSCC; therefore they are out of compliance.

A homeowner inquired what happens if a home within the covenants of the NPRSCC is within violation, and proceeds to build. Does the NPRSCC enforce such violations? NPRSCC does have the ability to bring a court order against such property owner along with any neighboring property(s).

A homeowner inquired if there is an agreement between the City of Normandy Park and NPRSCC? Ron explained that there is a checklist when a homeowner meets with the City to make sure they are notified of the NPRSCC covenants/setback rules.

A homeowner inquired of making improvements to home (i.e. widen front door). The City notified him that the permit may take up to a year to be issued. Homeowner inquired if the NPRSCC has a partnership with City to speed the permit process. The NPRSCC does not have any involvement in permitting processes.

A homeowner inquired of height limit of trees. Cutting of maples and madronas need City approval.

A homeowner inquired regarding the difference of setbacks between City and NPRSCC. City setbacks are 5 feet from road. NPRSCC setbacks vary depending on Lot location.

A homeowner inquired if any items in the NPRSCC Covenants can be added or changed (i.e. Tree height, tree removal). Bylaws can be changed every 10 years. Corporation by-laws can be changed at any time. All property owners would be notified before proceeding with a quorum vote.

Matilda Montgomery generously donated \$160 and an additional \$10 was donated from others unknown.

With no further business, it was moved, seconded and voted to adjourn at 8:28pm.

Respectfully submitted,

Jennifer Pazaruski
NPRSCC secretary