

Normandy Park Riviera Section Community Club Annual Meeting Minutes

November 12, 2018

I. Call to Order & Welcome

Ron Ebbers called to order the Normandy Park Riviera Section Community Club (NPRSCC) Annual Meeting at approximately 7:30 PM on November 12, 2018 at the Normandy Park Cove Clubhouse.

Ron started the meeting by introducing the following board members: Ron Ebbers, Susan Fitzpatrick, Charles Angelo, and John Leatherwood.

Having such a significant turnout, approximately 29 Riviera Section residents, Ron provided a brief NPRSCC's background and summarized review of the group's purpose for those that may be new or unaware of the community club.

Summary:

- In 1929 Riviera was the first section to be platted in Normandy Park, by the Seattle-Tacoma Land Company.
- Due to the Great Depression, Seattle-Tacoma Land Company went broke.
- A small board of residents (now known as NPRSCC) carried on the administration of all community's restrictions until 1953 when the City took over land planning, but the group continued to maintain the community-specific restrictions.
- The major difference between the City of Normandy Park and the Riviera Section restrictions relate to the distance between structures and property lines. This is intended to maintain a spacious feel throughout the community.
- Authority of the covenants has been upheld by the State Supreme court. However, if the community fails to continue maintaining the restrictions, its authority could be lost.
- Currently, there are approximately 500 Riviera Section properties.
- The NPRSCC meets annually as a community club to hear the reports, elect board members and perpetuate administration of the covenants.

The NPRSCC is very grateful for the Normandy Park Community Club granting us the use of the clubhouse facilities to conduct this community meeting.

II. Call to Order & Welcome

Ron called for amendments to the current meeting's agenda, to which no changes were requested. Approval of the agenda was proposed, seconded and unanimously accepted by attending community members.

III. Reading of minutes from last meeting

John Leatherwood read the minutes from the prior Annual Meeting (November 13, 2017, copy available on club website).

A motion was made to accept the minutes as presented and with no requested amendments, which was seconded and unanimously approved by the members in attendance.

IV. Officers' Reports

A. Treasurer's Report

Susan Fitzpatrick provided a NPRSCC financial update

Receipts	300.00	Application fees
Disbursements	- 340.07	
	330.07	Postcards and postal costs
	10.00	Washington Secretary of State non-profit Reporting

Note: \$ 78.93 website renewal was paid as donation, directly paid by donation from Bill Prothero

Current Balance \$ 2,765.62

Ron called for but no questions were submitted on the Treasurer's Report specifically. General questions were raised and are combined in the Questions section below.

B. President's Report

1. Gene Lambert moved to Texas and has resigned his position on the board.
2. 2018 Actions:
 - a. Paul Peterson (18915 Marine View Drive) applied to do some remodeling which includes building a garage to make the home viable again. The structure was projected to extend 12.5 ft. into the 25 ft. setback.

The board has a standing policy of not approving more than a 50% variance. However, given that the boundary is trailing into the ravine of Normandy Creek and has no view on the other side, we granted a pre-approval.

We have had no further contact since February. The project is understood to be continuing in development of the architectural plans and he is required to attain approval sign-off of his immediate neighbors for the project.
 - b. David Fulton (19624 Marine View Drive SW) has applied for approval of a small addition to the north side of his house to put in a new bathroom. There were no designated setbacks for that lot, but the board looked at other nearby lot setbacks as a guide. The addition was within those setbacks, so that project was approved.
 - c. David & Stacie Blair (19620 Marine View Drive SW) applied to put an addition last year which was abandoned for an alternative plan to build a 12ft. by 15ft. shed near their pool. This property also had no designated setbacks. The shed positioning did not appear to create a problem, so that project was approved.

3. Other board Actions:

The only other board action this year was the mailing out of our postcards, intended to ensure awareness of NPRSCC to Riviera Section owners.

V. Questions

All questions submitted were of a general nature and have been consolidated below.

1. Is the NPRSCC application fee paid from the City's permit fee?
A: The City and NPRSCC application processes and fees are separate. New construction or remodeling within the Riviera Section that could affect setbacks would require application for approval by the NPRSCC board. Fees should be paid directly to the board, independent of fees due other authorities.
2. Is there any square footage limit on new construction?
A: NPRSCC addresses any construction within a property and would require board review. As long as the new construction does not cross into the setbacks, applications should be approved. However, the City may have other requirements, such as structure types, square footage, height, etc.
3. What is the NPRSCC application process?
A: The process begins by writing to the NPRSCC board describing project along with the application fee.

Pre-approval can be obtained following scheduled meeting to review the preliminary plot plan. If the new construction cuts into the setbacks, we will work with you to help develop a plan towards the goal of attaining pre-approval.

Final approval would derive from the board's review of final licensed architectural plans after which construction could begin, subject to City approvals.
4. Shouldn't the property title mention Riviera Section restrictions during purchase process?
A: The Riviera Section restrictions should be included with Title Company materials. Realtors may inform the buyer that a property is in the Riviera Section and whether they have beach rights, but often do not notify the buyer of the restrictions.

Board members try to keep an eye out for indications of new construction in the community and make an effort to address issues with the homeowners.
5. Does the Riviera Section have height restrictions?
A: The Riviera Section has no height restriction, but the City of Normandy Park does.
6. Does interior work require NPRSCC approval?
A: Generally, interior projects would not require NPRSCC approval, but the City of Normandy Park may.
7. What is the definition of a structure subject to the setbacks; e.g. sheds, lean-to for firewood, fences?
A: Most permanent structure would qualify. Fences do not fall within the NPRSCC jurisdiction.
8. Why would someone rebuilding a garage on the same footprint need to apply for approval from the board, given no change in relation to setbacks?
A: Because the structure was torn down and there was new construction.

9. Is it Riviera Section or the City that has restrictions on mother-in-law apartments; attached or detached?
- A: All lots (with one or two exceptions) are only permitted a single-family dwelling (one family resides there); section 18. Garages, pergolas, conservatories and garden houses are permitted within the building site; section 21. But, with the consent of the board, detached buildings may be erected outside of the building site on any lot to serve as living quarters for domestic servants, or guests or members of the family; section 17. A detached building is one that is not less than 5 feet from another building.
10. Is there any consideration of expanding Lot A membership to grant access to the Cove?
- A: There are no current actions to expand Cove rights. There have been prior attempts, but none have not passed.
11. How are the Riviera Section setbacks different from those prescribed by the City?
- A: Riviera Section setbacks are more restrictive. For most lots, City restrictions are 5 ft. on the sides and 15 ft. in the back. The City will not enforce restrictions for our section, so the NPRSCC must do so.
12. What are the specific setbacks for Riviera Section?
- A: Setbacks within the section are dependent upon the specific lot and are defined in the back of the covenants.
13. What power does the NPRSCC have to enforce covenant restrictions?
- A: Peer pressure and legal pressure. However, each lot owner also has the right to enforce the setback within the section; your neighbor could also bring a lawsuit.
14. Does the City back/support the NPRSCC in enforcing the section restrictions?
- A: We do maintain communications with the City and they do, to some degree, help in informing people that NPRSCC restrictions may apply.
- We also self-police the community for signs of applicable activity.
15. Can NPRSCC board email residents with notifications and updates?
- A: Ron agreed to add the names/email address to a group mailing for meeting residents who have included on the attendance roster. However, the board does not currently have a database for email addresses nor a facility on the website for residents to self-update.

NPRSCC advertises meetings on the website, on *Nextdoor City of Normandy Park* and posting the signs.

VI. Election of board officers

1. Charles Angelo's term is completed. He has agreed to continue on the board. Charles was nominated, seconded and unanimously approved by the attending members.
2. Ron announced a desire for additional board members. Quyen Nguyen expressed interest in joining the board. He currently works for the City of Seattle in reviewing building plans. Quyen was nominated, seconded and unanimously approved by the attending members.

VII. Other Riviera business

1. Ron reminded attendees that the website (NPRSCC.org) includes a copy of the covenants as well as a map of Riviera Section with block and lot numbers that are also on your tax bill.
2. Bill Prothero is the person who maintains the NPRSCC website and, as identified by Susan Fitzpatrick. Bill has contributed funds to cover the cost of renewing use of the site, for which we are very appreciative.
3. An attendee informed the board of a property (17953 Marine View Drive SW) owner removing an exterior wall. The resident has not currently applied to NPRSCC. Ron said he would follow-up.
4. A request was raised to increase the size of lettering on the signs. Ron acknowledged that this could be done, more like those for the Cove, as we replace the signs.
5. The board is very grateful to Matilda Montgomery. She graciously donated \$1,000 to the NPRSCC as well offering support in arranging (after the first of the year) a meeting with a lawyer for information and education in aid to ongoing administration.

VIII. Adjourn

A motion to adjourn was made, seconded, and approved unanimously. The meeting concluded at 8:30 pm

Normandy Park Riviera Section Community Club Annual Meeting

November 12, 2018 7:30 p.m. at the Cove

Agenda

1. Welcome
2. Approval of Agenda
3. Reading and approval of Minutes from 2017 annual meeting
4. Officers' Reports:
 - a. Treasurer's report
 - b. President's report
5. 2018 actions
6. Other board actions
7. Questions for officers regarding past year's actions
8. Election of board officers - class of 2021
 - a. Charles Angelo
 - b. Other nominations
9. Other Riviera business and questions
10. Informational items
11. Adjourn