

Normandy Park Riviera Section Community Club Annual Meeting Minutes

November 8, 2021

I. Call to Order & Welcome

Ron Ebbers called to order the Normandy Park Riviera Section Community Club (NPRSCC) Annual Meeting at approximately 7:40 PM on November 8th, 2021 at the Cove Clubhouse with eight (8) residents attending plus four of the Board members.

Ron started the meeting by introducing the Board of Trustees (the Board): Ron Ebbers, Quyen Nguyen, Trey Danna, and John Leatherwood. Susan Fitzpatrick was not able to attend.

Ron explained the purpose of the Annual Meeting and a summary of the Board's responsibilities under the Declaration of Reservations and Protective Restrictions (Covenants).

II. Agenda Review

The Agenda for the current meeting was accepted without additions or modifications and accepted as read by attendees.

III. Reading of 2020 Annual Meeting Minutes

John Leatherwood read the summarized minutes from the prior Annual Meeting (November 9, 2020, copy available on NPRSCC.org website).

No amendments or corrections were offered and the Minutes were accepted as read by attendees.

IV. Officers' Reports

A. Treasurer's Report

| | |
|---|---------------------------|
| Beginning balance as of Sep. 9, 2020 | <u>\$ 4,932.61</u> |
| Receipts: | |
| Six Application fees collected | 600.00 |
| Expenditures: | |
| Secretary of State incorporation filing fee | (10.00) |
| Bank balance as of Nov. 8, 2021 | <u>\$ 5,522.61</u> |
| Petty Cash | 52.00 |
| Total Cash Assets | <u>\$ 5,574.61</u> |

No questions or corrections were submitted and the Treasurer's Report was accepted as read by attendees.

B. President's Report

1. Action Items

There were eight (8) action items addressed by the Board Since November 10th, 2020. Treasurer reported six (6) new applications with fees paid. One additional action item was a second look at an existing job, paid in the previous year, and one resident inquiry that the Board decided would not require an application.

- a. **Nov. 11, 2020, Alec and Madeline Devereaux, 18353 Riviera Pl SW** (Lot B) are planning an interior remodel only with no change to the building footprint; approved by the Board.
- b. **Nov. 11, 2020, Ryan and Lori Ginter, 19253 Edgecliff Dr. SW** (Blk 15, Lot 8) are planning primarily a major interior remodel with addition to an existing porch but changes did not alter the existing building footprint concerning setbacks; approved by the Board.
- c. **Jan. 11, 2021, Michael DiPietro, 18130 Normandy Terrace SW** (Blk 4, Lot 27) resubmitted plans for a new house, following prior Board rejection due to unacceptable setback violation. Plan revisions did comply with setback restrictions as defined for that property and were approved by the Board. The project is still in process.
- d. **Apr. 17, 2021, Joe and Heidi Carson, 18177 Riviera Pl SW** (Blk 2, Lot 9), applied to construct a shed on the south end of the lot. Plans illustrated that there would be no encroachment into the set so the Board approved. Their project has not yet started.
- e. **July 25, 2021, William Prothero, 19027 2nd Pl SW** (Blk 25, Lots 5 & 6), presented a plan for a new deck that did not encroach on the setbacks so was approved by the Board. The project is still in process.
- f. **Sept. 14, 2021, Michael Pines and Matea Osojnik, 830 SW Shoremont** (Blk 16, Lot 4), applied to construct a new attached garage with a request for a variance of 6 ½ feet into the defined south setback of 20 feet. After obtaining written acceptance from all affected neighbors the Board approved the plan and variance. Not yet started.
- g. **Oct. 30, 2021, Art and Noreen Stipan, 18157 Riviera Pl SW** (Blk 2, Lot 7), applied to build a new house replacing their home that burned earlier this year. On review, it was discovered that the old house encroached into the setback but could find no previous variance approval. The revised plan brought the north boundary into compliance but requested a variance of 15 feet into the southwest 30-foot setback. The request was accompanied by approvals from neighbors and so the Board approved.
- h. **Oct. 30, 2021, David Keene and Pamela Koss, 19229 Edgecliff Dr. SW** (Blk 15, Lot 5), are remodeling with additions that make minor modifications to the home footprint but do not come close to the setbacks for the property; the Board approved.

2. Questions and Other Information

- a. **How did the applicants know to come to NPRSCC for approval?**
 - There are several sources:
 - NPRSCC website (NPRSCC.org)

- The City – Ron previously met with Nicholas Matz (Community Development Director) who agreed to help in letting people know of potential NPRSCC approval requirements
- Contact letter from NPRSCC Board when identified by the Board or neighbors.

b. Does NPRSCC have any height restrictions?

The Covenants have no restrictions for height; however, the City does.

NOTE: See (*linked*) [Normandy Park Municipal Code, Title 18 ZONING, chapter 18.24](#) includes such restrictions.

c. A new ordinance was passed by the City regarding rooftop decks.

New restrictions add limits to characteristics and appurtenances.

NOTE: Ordinance No. 1025 proposed in April is now reflected in the code – See (*linked*) [Normandy Park Municipal Code, Title 18 ZONING, chapter 18.44.80](#).

d. What is the Metropolitan Parks District meeting at 6:30?

That is the regular business meeting for that group, primarily administrative approving the payment of bills, budgets, and such. Though directed by the City Council, tax dollars paid for parks are managed by this group exclusively for our parks, none goes to City coffers.

3. Other Business

No other business was identified.

V. Election of Board Officers

The Riviera Section By-Laws establish that Board Trustees are elected for a term of three years.

The terms for two positions currently held by Quyen Nguyen and Trey Danna are at an end. Both have expressed interest in continuing for another term and were nominated. With no other nominations offered, a motion was made, seconded, and unanimously accepted by attendees to re-elect both for an additional three years.

VI. Informational

1. Ron wanted to thank Bill Prothero who maintains the NPRSCC website, free of charge; a wonderful gift.
2. Ron also expressed appreciation for Nicholas Matz at the City of Normandy Park for partnering to let residents know that we exist and that they may need Board approvals for their project.
3. Thanks were also expressed to Board members and their participation in conducting business through the pandemic by email and Zoom.
4. The New Civic Center planning is progressing very well. New scenarios have been presented for right-sized (~ \$ 16M bond) for new City Hall, police, and recreation complex that includes multi-use space for different activities such as:
 - City Council Meetings
 - Receptions/dances
 - Pre-school
 - Townhall meeting area

- Gym (4K – 7K sq. ft.)
- Basketball courts
- Playground
- Pickle-ball
- More parking

The new facility is to be on the same site as the current City Hall but is believed to include a phased approach to minimize impact to ongoing City operations and budgets.

Current plan information should be available in the City Council Agenda package which can be found on the City's website. ([Link - 11/9/2021 City Council Packet](#))

Ron expressed excitement about the latest plans under review.

The next City Council Meeting on Tuesday, November 9th is scheduled to review the latest plans. Ron encouraged attendees to get involved.

VII. Adjourn

With no additional business, Ron expressed appreciation for all the residents attending this year's meeting. A motion was made to adjourn, seconded, and with no objections from attendees, the meeting was concluded at approximately 8:15 pm.