

**Minutes of the March 31, 2021 Meeting of the
Steering Committee of the
Tiffany Park Neighborhood Association of Renton, Washington**

These minutes were approved on April 21, 2021.

Because of state-wide restrictions on gatherings due to COVID-19, the meeting was held as a video conference using Zoom software. Cynthia Garlough hosted the meeting. It was called to order at 7:01 p.m.

Participating: Dave Beedon, Charles Dorra (treasurer), Cynthia Garlough (president), Larry Gorg, Bill Roenicke
Absent: Darrin Hanson (secretary), Marina Higgins, Samantha Hillyer, LaTonya Rogers
Guest: Ladaska Burton (potential member)

ADMINISTRATIVE BUSINESS

1. PRESIDENT'S INTRODUCTION

Cynthia briefly described her research into legal matters pertaining to Ginger Creek Park. This involved discussions regarding insurance, liability, and non-profit status. This was the main topic of the meeting.

2. APPROVAL OF PREVIOUS MINUTES

Minutes of the January meeting: not approved. Charles requested changes but we decided to clarify them outside the meeting and approve the minutes later.

3. NEXT MEETING

The next meeting of the Steering Committee will take place at 7 p.m. on Wednesday, April 14, 2021. We scheduled the next meeting earlier than normal (in one month rather than two) because of the need to continue the discussion about Ginger Creek Park.

4. TREASURER'S REPORT

Charles stated financial details and said there was no change in membership since the January meeting. We have 24 paid members, down from 43 in 2020. Last January he submitted the required 1120 form. The 1023 Easy form is held for further action about our status regarding tax-exempt donations.

OTHER BUSINESS (listed alphabetically)

1. GINGER CREEK PARK

- A. Cynthia reported in detail on her conversations with the city attorney's office about legal matters pertaining to the park.
- B. The park is considered a "pocket park" by the City but the City no longer supports pocket parks.

- C. The park sits on land owned by Seattle Public Utilities (SPU). In 2007 that entity and the City signed an agreement giving the City certain use of or access to its property. This is the closest thing we know of that allows the park to exist on the property of Seattle Public Utilities.
- D. Bill will talk to Richard Thorkildson [original TPNA treasurer] about the supposed existence of a document in which the City authorized TPNA to have the park.
- E. The City's attorneys were unaware of the agreement mentioned in item C and surprised by it. They want to either nullify that agreement to eliminate the City's liability and create a new one, or create a sub-agreement with TPNA. Before we sign anything we need to understand our liability and the legal ramifications thereof. [*Also see item N below.*]
- F. Cynthia displayed the agreement and discussion focused on item 17, surrounding the word "successor." The concepts of "recreational immunity" and "latent liability" came up as examples.
- G. Bill wondered why use of the park involves more concerns about liability than does use of other portions of the SPU property (water pipeline rights-of way) that allow free public access.
- H. What happens if someone gets hurt in the park or if a car gets damaged by crashing into a boulder in the park? Can we (TPNA) be sued?
- I. There is a residential-style water line with faucet in the park that pre-dates the park itself. We have used that to water the grass and vegetation. In the past the City wanted us to minimize its use. Is this water service an issue for us?
- J. TPNA has long assumed, perhaps incorrectly, that it owns the park itself because it obtained all materials, built the park, and maintains it. As the land under it is owned by SPU, does TPNA really own the park?
- K. Is TPNA or its officers in legal jeopardy if someone wants to sue us? Do we need liability insurance? Can we afford it?
- L. The TPNA is not a homeowners association (HOA).
- M. Maybe we are not ready to become a 501C3 organization.
- N. Before we talk to the City again we have to be able to say what we are willing to do for the park. But to do that these subjects need clarification:
 - 1) Authorization for the park
 - 2) Our liability as park "owners"
 - 3) Do we need liability insurance?
 - 4) Do we need to talk to a commercial insurance lawyer?

2. MEMBERSHIP

Building the membership is important. We might do that by raising awareness of our existence in the Allura development. A goodwill trash clean-up might help. We could wear Tiffany Park Neighborhood Association vests to advertise our identity.

3. WEBSITE

Charles requested that we delete website text that mentions that donations to the TPNA are tax-deductible. Dave said he would take care of it.

[Minutes-taker's note: We found that the text does not exist on the website, so Charles's request requires no action.]

ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Minutes were recorded and submitted by Dave Beedon, acting for Darrin Hanson.