



Lea Terra Park Homeowners Association
7925 SW Connemara Terrace
Beaverton, OR 97008-6978

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

December 2024

Call to Order:

The meeting was called to order by Randy Hoaglin on December 17th, 2024, at 6:35 pm.

Roll Call of Officers:

Present: Randy Hoaglin, , Karla Marzineck, Linda St. John, Marilyn Bader, Pat Lach, Kelly Jones, and new 2025 board members Emily Morris and Craig Hopkins

Not Present: Scott Mahon

Meeting Minutes:

Motion by Pat Lach to accept the November HOA board meeting minutes and the Annual Meeting minutes, seconded by Karla Marzineck.

Financials:

Motion by Karla Marzineck to accept the November financials, seconded by Emily Morris.

Board reviewed proposed budgets and discussed options for dues increases. Linda put forward a motion to not increase the dues for 2025; Kelly Jones seconded. Board members present voted their agreement. The board will complete a reserve analysis in winter 2025 to determine the need and timing for future increases.

Landscape:

Randy will sign the contract with Landscape East & West to install 1-1/2 inches of bark dust in all of the Lea Terra Park plant areas with the intention of the work being completed in March 2025, for \$13,290. (They will honor the price even if there's an increase in the spring.)

2023–2024 Board of Directors and Committee Members

President: Randy Hoaglin

Secretary: Kelly Jones

Treasurer: Karla Marzineck

Vice President: Scott Mahon

Architecture Review Chair:
Linda St. John

Landscape Chair:
Karla Marzineck

Architecture Review Committee:
Marilyn Bader, Pat Lach

Landscape Committee:
Randy Hoaglin



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Architecture

Parish Enterprises completed the fence repairs at 7879 SW Raintree and 7755 SW Raintree.

New Business

The HOA President and Treasurer have opted not to comply with the Corporate Transparency Act and the HOA will not file with the Financial Crimes Enforcement Network (FinCEN) under the CTA's reporting requirements until the resolution of a preliminary injunction issued by the U.S. District Court for the Eastern District of Texas in the case of Texas Top Cop Shop, Inc., et al. v. Garland, et al., which temporarily blocks the enforcement of the CTA's beneficial ownership information (BOI) reporting requirements by the U.S. Department of Treasury.

The board has agreed to go forward with Scott's suggested plan for implementing Google Workspace instead of Microsoft 365.

Next Meeting:

The next LTP board meeting will be held Tuesday, January 21st, 2024, at Randy's house. The meeting was adjourned by 7:30 pm.

Action Items:

Who	What	Status
Kelly	Schedule risk analysis meeting for LTP reserve funds.	Will be scheduled as part of sub-committee in 2025.
Kelly & Scott	Set up Microsoft 365 for board use	Will look at other options, work with subcommittee
Karla and Kelly	Remove moss from sidewalk and top of LTP wall along Sorrento.	Not started, considering DIY options (using "Moss Off" canned remover or flat shovel to remove)
Karla and Scott	Manage contract and work with the arborist to trim LTP trees on Sorrento to eight feet over the sidewalks and ten feet over the street and cut trees related to sidewalk repair.	Done
Linda	Discuss allowing white storm/screen doors as requested by homeowner.	Will discuss in 2025.



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Who	What	Status
Kelly	Follow up with Karla re: CTA requirements	President and treasurer decided not to comply and wait for a decision.
Karla	Will contact City of Beaverton to learn about street tree replacement program.	Not done
All	Discuss transfer of approximately \$10,000 to emergency fund	Will discuss Jan 2025
Committee	Meet to complete reserve analysis	Will meet in winter 2025

Respectfully submitted,

Kelly Jones,
Secretary

Beaverton Greenway NAC meetings:

<https://www.beavertonoregon.gov/1224/Greenway-Neighborhood>

Beaverton Highland NAC meetings:

<https://www.beavertonoregon.gov/1226/Highland-Neighborhood>