



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting Minutes**

### **November 2024**

#### **Call to Order:**

The meeting was called to order by Randy Hoaglin on November 19th, 2024, at 6:33 pm.

#### **Roll Call of Officers:**

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

#### **Meeting Minutes:**

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

#### **Financials:**

Motion by Kelly Jones to accept the October financials, seconded by Scott Mahon.

Karla and Randy learned that the City of Beaverton has been estimating the water bills and the most recent bill was to "true up" the amount. (This explains the high bills we have been receiving for the Sorrento meter and the most recent low bill.)

One homeowner has an outstanding balance for semi-annual dues. The board decided to set a threshold of one year of missed payments before placing property liens.

#### **Landscape:**

Landscape East & West has completed winterization and fall planting, including the planting of the dogwood from 7763 Raintree.

#### **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



## Lea Terra Park Homeowners Association

Guardian Foundations and Construction Arbor Ascent have completed the planned sidewalk repair and tree removal.

Arbor Ascent has completed planned tree-trimming and still needs to grind the stump at 7847 SW Raintree drive.

### Architecture

There are two sections of fencing that will be replaced by Parish Enterprises. (7870 SW Raintree and 7755 SW Raintree).

Next spring the last eleven houses in this 8-year cycle will be completed by Verhaalen Painting.

A homeowner asked about allowing white storm/screen doors at the Annual Meeting; the board will discuss next year.

### New Business

Planned for next year: setting up the remaining wi-fi controllers; removal of the tree on SW Connemara by mailboxes; purchase and laying down of bark dust; bid for resealing the asphalt cracks on Raintree and Connemara. Most of the irrigation updates have been addressed this year.

Beaverton NAC update: December Transportation Planning meeting to take place to change the timing of lights at Hall and Brockman to ease traffic.

### Next Meeting:

The next LTP board meeting will be held Tuesday, December 17th, 2024, at Karla Marzineck's residence. The meeting was adjourned by 7:48 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)



## Lea Terra Park Homeowners Association

Who	What	Status
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.	In progress
Linda	Discuss allowing white storm/screen doors as requested by homeowner.	Will discuss in 2025.
Kelly	Update Architectural Change form and add a place for the homeowner to sign at the bottom of the first page	Done
Karla, Randy	Email Highland NAC regarding tree planting (required by 9/30/24)	Done
Kelly	Follow up with Karla re: CTA requirements	Will be discussed – distribute forms before next meeting.
Kelly	Send Corporate Transparency Act information to board.	Will re-send.

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>