



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

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

October 2024

Call to Order:

The meeting was called to order by Randy Hoaglin on October 15th, 2024, at 6: 40 pm.

Roll Call of Officers:

Present: Randy Hoaglin, Karla Marzineck, Linda St. John, Marilyn Bader, Pat Lach, Kelly Jones

Absent: Scott Mahon

Meeting Minutes:

Motion by Pat Lach to accept the September 2024 HOA board meeting minutes with changes, seconded by Karla Marzineck.

Financials:

Motion by Randy Hoaglin to accept the September financials, seconded by Kelly Jones.

Outstanding balances for semi-annual dues were reviewed and continue to be individually addressed. We discussed setting a threshold of one year of missed payments before placing a property lien.

Landscape:

Karla informed the City of Beaverton that Landscape East & West locked the water meters so we will not be charged the City of Beaverton water base rate until they are unlocked in the spring.

Alex will be providing the list of plants for fall planting. He will remove the dogwood from 7763 Raintree in February.

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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The permits have been approved for Guardian Foundations and Construction to complete the planned sidewalk repair and tree removal.

The board has approved Arbor Ascent's proposal for tree-trimming as well as their subsequent proposal to remove the dead tree at 7847 SW Raintree drive for \$530.

Regarding the Highland NAC's offer of free trees, the board decided this evening we do not want the five trees discussed last week (one Eastern redbud tree on Barberry just east of Sorrento and five American Yellowwood (four street trees on Barberry east of Raintree, one on Sorrento south of Barberry). Although we have one dead tree off 7847 SW Raintree, unfortunately it is within the Greenway NAC and not Highland, which is offering the free trees.

Landscape East & West replaced the catch basin at 7929 SW Connemara.

Architecture

The homeowner who applied for a new roof had her roof completed.

Randy confirmed there is no limit in the CC&Rs and the board has approved the installation of the gazebo.

New Business

Annual meeting is Saturday, October 21 at 1:00 pm.

Next Meeting:

The next LTP board meeting will be held Tuesday, November 19th, 2024. The meeting was adjourned by 7:51 pm.

Action Items:

Who	What	Status
Kelly	Schedule risk analysis meeting for LTP reserve funds.	Will be scheduled in the fall.
Randy	Send letter to homeowners of 7929 SW Connemara Ter with deadline to complete investigation with City and complete repair of irrigation box. (Landscape East & West will bill them directly.)	Completed
Kelly & Scott	Set up Microsoft 365 for board use	In progress.



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Who	What	Status
Kelly, Randy, and Karla	Complete bid process for sidewalk repair and confirm completed work.	Completed
Karla and Kelly	Remove moss from sidewalk and top of LTP wall along Sorrento.	Not started, to discuss DIY options
Kelly	Draft forms to homeowners for contact information	Done – will be available at annual meeting
Karla and Scott	Manage contract and work with arborist to trim LTP trees on Sorrento to 8 feet over the sidewalks and 10 feet over the street.	In progress
Karla and Scott	Talk to Landscape East West about edging and shrub trimming that has not been completed.	Completed
Randy	Mail annual meeting notification to homeowners	Completed
Kelly	Update Architectural Change form and add a place for the homeowner to sign at the bottom of the first page	Not started
Karla, Randy	Email Highland NAC regarding tree planting (required by 9/30/24)	Will not be done.
Randy	Sign 3 year contract with Landscape East & West	Completed
Pat	Confirm emergency preparedness presentation.	Completed
Kelly	Follow up with Karla re: CTA requirements	Not started
Kelly	Produce sign in sheet for Annual Meeting with last name first name, phone number and email, and signature field.	Not started

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>