



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

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

June 2025

Call to Order:

The meeting was called to order by Randy on June 17th, 2025, at 6:39 pm.

Roll Call of Officers:

Present: Scott Mahon, Linda St. John, Emily Morris and Randy Hoaglin

Meeting Minutes:

Motion by Emily to accept May minutes, seconded by Linda.

Financials:

Motion by Emily to accept the May financials, seconded by Scott.

Adding Scott to signatory will require a resigning for all current signatory members (Randy and Karla)

Landscape:

No new business, continuing summer maintenance and upkeep.

2025 Board of Directors and Committee Members

President: Randy Hoaglin

Secretary: Scott Mahon

Treasurer: Karla Marzineck

Vice President: Emily Morris

Architecture Review Chair:
Linda St. John

Landscape Chair:
Karla Marzineck

Architecture Review Committee:
Craig Hopkins, Pat Lach

Landscape Committee
Randy Hoaglin, Emily Morris



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Architecture:

Warranty repair being addressed for a discovered window leak due to caulking issues with a homeowner window.

Next Meeting:

The next LTP board meeting will be held Tuesday, July 15th, 2025, at Randy's. The meeting was adjourned by 7:09pm

Action Items:

Who	What	Status
Committee	Meet to complete reserve analysis	TBD

Respectfully submitted,

Scott Mahon,
Secretary

City/Neighborhood Council updates:

Beaverton City Council Meeting 6-17-25

After a lengthy power point presentation justifying the "uniform pay" vs the "tiered pay structure" a vote for "uniform pay" won 4 to 2 by Council members present.

The purpose of the meeting was to present the final statements of each method. There was no intention to hear from the citizenry as, it was stated, months and weeks of opportunities had already been given.

Our water bills will increase as well as the sewer and storm portions of the bill.

One of the councilors, Nadia Hassen, believes in the tiered system but recognizes how it affects HOAs and apartment buildings. She urged a move toward the tiered system taking HOA needs into consideration.



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Greenway NAC Meeting 6-19-25

As it was a holiday, Juneteenth, there were no reports from BPD, or TVF&R. THPRD report was read as given to James Terwilliger (JT), president, and chiefly outlined Summer activities. BCCI reported the result of the City Council's vote on the water bill pay to be a 16.5% increase in our water / sewer / storm bills.

JT spoke at the City Council meeting 5-27-25 about the "125 Extension":

The issue is still on the Transport System Plan. There are no active plans moving forward on this issue.

He spoke of the presence of old growth trees; it is a Nature corridor for the neighborhood; current use as a park-like space; the only space of its kind left in Beaverton.

It's actually one of the hidden gems of Beaverton and shown off to visitors as such.

There is no money for it and none in the foreseeable future (5 years); The Mayor commented that it will be an agenda item later this year and seemed to encourage people

to live in the area and "mentioned some talk of tiny homes". That latter was not followed up on.

As heavy traffic is the stimulus for the "125 Extension" an alternate proposal was advanced. The intersection at Hall and Greenway is taking an inordinate amount of time

to move traffic in all of the three directions. JT and a city employee did an informal time study and strongly recommend the signals at that intersection be changed to facilitate better traffic movement. This will be far cheaper than building a new road.

We as a NAC will be joining with South Beaverton NAC to learn and inform the neighborhoods of these issues. This will remain on Greenway NAC agenda.

There will be a Greenway NAC picnic on July 13th 1-3 at Greenway Park where the discussion will continue. The entire neighborhood is invited.



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Respectfully submitted,

Pat Lach

NAC Board member at large

HOA Board member

Beaverton Greenway NAC meetings:

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

Beaverton Highland NAC meetings:

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