



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

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

August 2025

Call to Order:

The meeting was called to order by Randy on August 19th at 6:35 PM.

Roll Call of Officers:

Present: Randy Hoaglin, Linda St. John, Emily Morris, Karla Marzineck, Scott Mahon and Pat Lach

Meeting Minutes:

Motion by Karla to accept July minutes, seconded by Linda.

Financials:

Motion by Pat to accept the July financials, seconded by Emily.

Remaining mid-year dues are being collected and not fully reflected in the end-of-July financial report.

Dues increases were discussed in light of rising costs for services of painting and landscaping vs a more measured increase to limit impact to homeowners.

Motion to increase dues for 2026 passed. Dues are to be increased by 5% starting January 1, 2026. Motion by Karla, seconded by Scott.

Aye Votes: Karla, Scott, Randy, Linda, Emily

Abstaining: Pat

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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Landscape:

An irrigation break near Sorrento was located and repaired. Reimbursement is being sought from the city for the increased water bill.

The fertilization treatment was done this week which limited mowing. Normal mowing will begin next week.

Due to ongoing oversaturation, french drain installation and replacement along the north end of Raintree to be performed, bid at \$3,185.

Architecture:

Homeowner window replacement request to be addressed by providing required forms, material lists, and processes.

Miscellaneous:

LTP Picnic September 21st, 2025 in the common area. LTP will provide funds for the meat as we did last year.

Yearly HOA homeowner meeting to take place on Monday October 20th, 2025 7:00pm at First United Methodist Church, 12555 SW 4th St #206, Beaverton, OR 97005.

Newsletter and associated proxy forms to be sent out soon.

Next Meeting:

The next LTP board meeting will be held Tuesday, September 16, 2025, at Randy's. The meeting was adjourned by 7:46 PM.

Action Items:

Who	What	Status
Committee	Meet to complete reserve analysis for landscape, fencing, sprinklers, and asphalt/concrete.	TBD



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Respectfully submitted,

Scott Mahon
Secretary

Neighborhood Meeting Thursday August 21, 2025 Greenway NAC

UPDATES:

TVF&R – unable to attend due to work responsibilities

BPD - a trespasser hopped the fence into some Greenway yards; despite police, K-9 and drones the person was not apprehended ongoing; cameras, floodlights and motion sensors are recommended for neighborhood safety

-Code violations of vehicle selling out of residential properties is being investigated

- assaults have increased, thefts decreased, no burglaries, drug calls decreased from 8 to 5, DUI = 3 (may not be Beaverton residents – drive throughs).
- drug calls = meth & fentanyl in the homeless population chiefly in wooded areas

THPRD – many 70th anniversary events are planned; check website for dates and locations. Upcoming: Welcome week, Fall Inclusion Fest, Harvest Park grand opening.

BCCI – projected deficit for 2026 \$4 M more than revenues

-Beaverton is a sanctuary city, any ICE activity requires warrants

- Street Mural Program– mid street planning between the city & transportation engineering
- concert in Griffith Park Saturday August 23, 2025
- participation in the annual September parade encouraged
- hearing on walkable spaces 9-17 in Council Chambers

NAC Activities & Updates:



Lea Terra Park Homeowners Association

The 125 issue is still on the City and our NAC radar; community presence will be needed when it comes up for discussion with City Council; NAC is monitoring.

October 11- shred event partnered with South Beaverton NAC – also food donation opportunity

October trash pick up – Saturday 10-25 10:30 AM meet @ Greenway School parking lot.

January 11, 2026 NAC Pot Luck at Connestoga Recreation Center

August picnic = more than 40 people attended, several now attending the monthly meeting.

Pat Lach

Beaverton Greenway NAC meetings:

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

Beaverton Highland NAC meetings:

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