



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

Lea Terra Park Homeowners Association

Annual Homeowners Meeting

October 20, 2025

The meeting was called to order by President Randy Hoaglin at approximately 6:50pm. 2025 board members present were Randy Hoaglin, Karla Marzineck, Scott Mahon, Linda St. John, Pat Lach, Craig Hopkins and Emily Morris. The meeting was held at the First United Methodist Church, Wesley Room.

President Randy Hoaglin opened the meeting by welcoming those in attendance, introduced the board members and reviewed the rules of engagement.

Minutes:

The minutes from the October 2024 meeting read by Randy. No questions were asked in response to the minutes.

Financials:

Karla presented and opened discussion of the 2025 financial statement as of September 2025. Copies of the financials were included with the handouts of the presentation and were made available for participants upon entry to the meeting. Karla noted the importance of a reserve to counter large unexpected costs with the note of the increase in dues of 5% starting in 2026.

Architecture

Linda presented the architectural results of the prior year and the plans for the remainder of 2024.

The list of homes to be painted was reviewed. Attendees were reminded about the painting process and schedule (notification at the end of January), that contractors (Parrish Enterprises) will come first and send a bid to provide the option for the

2025 Board of Directors and Committee Members

President: Randy Hoaglin

Secretary: Scott Mahon

Treasurer: Karla Marzineck

Vice President:
Emily Morris

Architecture Chair:
Linda St. John

Landscape Chair:
Karla Marzineck

Architectural Committee:
Linda St. John, Craig Hopkins

Landscape Committee:
Karla Marzineck, Randy Hoaglin, Emily Morris



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homeowner to have repair work completed before painting, then the painters (Verhaalen Painting) will complete their work once the repair work is finished.

Homeowners were reminded about the CCRs and Architectural Rules and Specifications. The Architectural Review Committee (ARC) will confirm that the contractors used are licensed, bonded and insured.

There is also a list of contractors on the website that Lea Terra Park homeowners have recommended in the past.

Landscape:

Karla discussed landscaping results for 2024 and provided an update of work completed and planned, including updates regarding the irrigation system, specifically leak detections and fixes.

New Business:

Randy introduced the board nominees for the 2024-2025 board of directors. There were 7 names on the list. Homeowners who are not on the deed of ownership or are not paid in full with HOA dues are not able to vote or serve on the board.

The following 2025-2026 board was voted in: Randy Hoaglin, Craig Hopkins, Scott Mahon, Karla Marzineck, Emily Morris, Linda St. John and Karen Alexander-Brown (new).

The meeting was adjourned at approximately 7:30 pm.

Respectfully submitted,

Scott Mahon,
Secretary