



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

Lea Terra Park Homeowners Association

Board of Directors Meeting

April 2023

The meeting was called to order by President Karla Marzineck at 630 pm. Present: Karla Marzineck, , Kelly Jones, Tabatha Fallon, Winston Young, Linda St. John, Randy Hoaglin, Scott Mahon; Not Present: Jan Murphy

Minutes:

The minutes from the March board meeting were reviewed and accepted as presented.

Financials:

The March financials were accepted as presented.

There is only one homeowner who still owes dues.

Landscape:

Two sprinkler heads were installed as scheduled March 28th.

The board reviewed and discussed the irrigation and backflow work quote received on April 13th from Alex Simpson from Landscape East West:

- Per Alex, most of our issues will be resolved by addressing the items on this quote, in addition to replacing faulty sprinkler heads.
- Another controller will be required, and we have the option of replacing it with a regular controller or a WiFi controller.

The board was reviewed and accepted the quote as presented, agreeing with the option of the replacing the faulty controller with a WiFi controller if the additional cost is less than ~\$1000. (Karla will discuss and negotiate this with Alex.)

Landscape East West also provided a bid of \$1,866 for thatching Randy and Linda's lawns. (Per our request; East West had determined that it was not needed.) The board has determined that we will not move forward with this work.

2022–2023 Board of Directors and Committee Members

President: Karla Marzineck

**Vice President &
Website/Newsletter:**
Tabatha Fallon

Secretary: Kelly Jones

Architecture Chair:
Linda St. John

Committee:
Randy Hoaglin, Winston Young

Treasurer: Jan Murphy

Landscape Chair:
Karla Marzineck

Committee: Scott Mahon



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Karla requested a bid to provide drainage along Raintree to mitigate the constant water flow along the edge of the sidewalk/street.

Lastly, this Friday 4/21 East West will apply weed control, fertilizer and pre-emergent on the lawns, so all pets should be kept off for a few days until it dries.

Architecture:

A homeowner submitted an application today for work on roof, which was subsequently approved.

The homeowner who purchased windows submitted paperwork which has been approved, but there is still a question about the work on the porch since no paperwork has yet been submitted.

Painters worked Friday 4/15 and Saturday 4/16, and still need to finish trim. The board discussed whether to change the scheduled month of painting since the work is taking longer each year because we're experiencing more rain. Decision was made to plan for April going forward, weather permitting, knowing it may continue into May.

Winston, Randy, and Linda were seeking consensus regarding the need for a homeowner to fill out an application if they are doing maintenance to repair or replace a skylight. This was confirmed since anything taking place on the exterior of Lea Terra homes requires paperwork.

Karla went to the City of Beaverton regarding changes to the building code, and was told that we should add to our specification a requirement that contractors must use the most current version of the code.

Miscellaneous:

Karla learned from the City of Beaverton that the greenspace is a right of way with no expected changes. She also reserved a room at the library for the Oct 7th annual meeting.

Tabatha sent out her final newsletter and will attend the May meeting before leaving the board. Karla will take care of domain registration is coming up due in May 12th. Scott will take over maintenance of the website and Kelly will take care of the newsletter. Tabatha will send the newsletter template (in Word) to Karla and blind copy the rest of the board. She will also send Karla the updated email list.

Reminder: Karla will be gone June 13th to August 8th, so Kelly will need to sign checks in Karla's absence.

Scott has started shadowing on the Landscape Committee.

The next board meeting will be May 16th, 2023. The meeting was adjourned by 8 pm.



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Respectfully submitted,

Kelly Jones,
Secretary