



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting**

### **August 2023**

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

#### **Minutes:**

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

#### **Financials:**

The June financials were accepted as presented. (Both July and August financials will be available in September.) The homeowner who has been long overdue has started making payments to get caught up.

#### **Landscape:**

Karla will go to the City of Beaverton about the exorbitant water bill received for the Sorrento water meter and ask them to come look it. (Noted: LTP has a total of five meters.)

Scott and Karla reported updates from their follow up with Alex from Landscape East & West.

- Scott found additional damaged controllers with broken locks. They suspect that the landscape crew has broken them open, not homeowners. Currently Alex has the keys, but the board discussed rekeying all the controllers to have a set of keys as well. (There are also a few controllers with combination locks.) Also, one of the controllers toward the south end of SW Connemara Terrace is adjusted each year but it is unknown who does this.

#### **2022–2023 Board of Directors and Committee Members**

**President:** Karla Marzineck

**Secretary:** Kelly Jones

**Treasurer:** Jan Murphy

**Vice President:** Vacant

**Architecture Chair:**  
Linda St. John

**Landscape Chair:**  
Karla Marzineck

**Committee:**  
Randy Hoaglin, Winston Young

**Committee/Website:**  
Scott Mahon



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- The board discussed the large number of brown spots on lawns. Landscape East & West has adjusted watering from 5 days to 6 days.
- As requested, they have pruned the hedges by Sorrento.
- As requested, Alex from Landscape East & West visited the homeowner planning to sell her house.
- Scott reported that the parking strip irrigation and the work to rebury the hoses along SW Barberrry should be in progress or done.
- They are fixing broken sprinkler heads as they discover them or they are reported to them. However, this "break fix" method seems inefficient. The suggestion was made that each board member monitor and report issues as they find them.

The board received a request to remove the tree between 12741 and 12747 SW Barberrry Drive because it is too large, and the roots will cause issues. The lowest bid of \$950 was received from North Woods and the board accepted it. Scott reported that the roots from the tree that was removed from between 7805 and 7811 SW Raintree in June are still alive, so it will be addressed.

### **Architecture**

The homeowner at 7909 SW Connemara had her deck done. The homeowners at 7921 SW Connemara are adding a window to their storage room. (The committee will request the window size and inform the homeowner from the February meeting who plans to do the same to his house.)

### **Miscellaneous:**

The annual meeting will be held October 7<sup>th</sup>.

Winston is on the fence about remaining on the board; Jan is stepping down.

The board will include information about the annual meeting in the August newsletter. Kelly will write up something to recruit volunteers that will be used in the newsletter and shared in the annual meeting mailing.

BBQ: Kelly will contact them to ask about distributing the details flyer and how many people are you expecting and what kind of meat do you want?

Kelly and Scott will work together to draft up a proposal for a future meeting to discuss potential changes to data and email handling to increase efficiency and security.

There was general discussion about improving LTP communication, including creating a packet for new and potential homeowners about Beaverton, with schools, shopping, etc.

The next board meeting will be held Tuesday, Sept 12th, 2023. The meeting was adjourned by 8:30 pm.



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Respectfully submitted,

Kelly Jones,  
Secretary