



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

Lea Terra Park Homeowners Association

Board of Directors Meeting

February 2023

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

Minutes:

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

Financials:

The January financials were accepted as presented. Karla set up a 15-month CD at 3.2%.

There are a few homeowners who still owe dues.

Landscape:

The fence/hole affected by cut tree roots was repaired after Karla negotiated and brought the cost down to \$450 with East/West.

Karla received an estimate from East/West for \$13,481 to replace all seven of the water controllers. We learned that a little over \$14,000 was spent on water last year, and discussed whether it makes sense to replace all the controllers. Since only one is currently broken and needs to be replaced it was proposed that we replace one or a few controllers and get a bid to replace the existing sprinkler heads with more water-efficient ones.

Note: We will need to wait until the backflow work is completed and the water is turned back on to get a bid on the heads.

Plan: Replace most heads and two controllers.

2021– 2022 Board of Directors and Committee Members

President: Karla Marzineck

Secretary: Kelly Jones

Treasurer: Jan Murphy

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

Architecture Chair:
Linda St. John

Landscape Chair:
Karla Marzineck

Committee:
Randy Hoaglin, Winston Young

Committee: Scott Mahon



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Architecture:

Linda provided updates re: three architectural change requests:

- Work on the common fence at 7751 SW Raintree was completed by Aloha Fence and Deck for \$2876.
- A homeowner on SW Connemara Terrace hasn't been able to get work done on windows because cement board is not available and has asked if the board would approve using a different type of board (sandy-textured). Linda will contact a possible source for the current board.
- Another homeowner had work completed on their front steps and back deck by D&D Decking and Roofing.

Parrish Construction has provided bid invoices and photos to all homeowners with homes to be painted, with existing issues, and is waiting for responses to learn whether they want work done.

A homeowner was present to discuss their need to add a window to the upstairs storage room within the next year and better understand the HOA's requirements. The house currently has black aluminum windows.

Options were presented per CC&Rs: add a black aluminum window to match the others or add a white vinyl window and replace all windows that are visible to neighbors and from the street with white vinyl. (Replacement would mean four new windows.)

When ready the homeowner will submit an architectural change form with their plans, the contractor's info, and signatures.

Linda will continue to work with Sarah Anne from Henderson & Daughter about presenting to the board in March.

Miscellaneous:

There will be a public hearing on March 1 with the City of Beaverton Planning Commission regarding parking zone changes. Kelly will attend, Scott will follow up and watch the video after the meeting.

Regarding the Greenway greenspace, Karla's City of Beaverton contact (Jerod) informed her that non-native plants will be replaced with native plants. Linda attended the last Greenway Neighborhood Association meeting to learn more, but the City did not attend, so Karla will follow up with Jerod/City of Beaverton.

The next board meeting will be March 21st, 2023. The meeting was adjourned by 8 pm.

Respectfully submitted,

Kelly Jones,
Secretary