



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

Lea Terra Park Homeowners Association

Board of Directors Meeting

January 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, Randy Hoaglin; Not Present: Scott Mahon.

Minutes:

The minutes from the December board meeting were reviewed, changes were suggested and made, and accepted as amended. (Will be redistributed.)

Financials:

The December financials were accepted as presented. There is now over 207K in the bank. Discussed putting about 20K of the reserve into a money market or CD account. After discussing the rates and credit union vs. bank (credit unions do not allow business/HOA banking), Karla will put the money in a 13 month "bump up" with the bank. The bump up will allow additional funds to be added to the account at a later date if desired. The sprinkler fund has \$30K currently in a CD, and 20K will be added to bring the CD/money market to \$50K.

We're on track with dues being paid.

The file backup was recently made and USB provided to Jan. (Treasurer keeps the USB with record backups that are made a few times a year.)

2021– 2022 Board of Directors and Committee Members

President: Karla Marzineck

Vice President &

Website/Newsletter: Tabatha Fallon

Secretary: Kelly Jones

Treasurer: Jan Murphy

Architecture Chair: Linda St. John

Landscape Chair: Karla Marzineck

Committee: Randy Hoaglin,
Winston Young

Committee: Scott Mahon



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Landscape:

Pruning is taking place. A fence affected by a cut tree and roots needs repair, and Karla received a \$550 bid by the current landscaper to fill in the resulting hole with gravel. All present except Randy agreed to take bid and fill hole. Randy abstained because he would prefer \$500. Karla will attempt to negotiate.

Randy shared information about Pacific Conservation, who can (in addition to East West, our current landscapers) set up a WiFi/smart irrigation system, which will help with monitoring water use. There are bills received for each controller so we can monitor. Jan will also look at past water bills to track costs.

We were reminded that replacing the entire system would cost \$250,000. There are no major structural issues that need to be addressed (the system is not failing). East/West proposes replacing the five main controllers and some heads; Karla will go to Alex (our account manager) to learn the number of heads to replace, the cost for replacing the five controllers, and the additional cost for monitoring. (Some monitoring is already included in our monthly cost.)

We discussed other possibilities: turning off certain heads where there's no need for them; replacing older heads with efficient heads; placing drip irrigation at the sidewalk strips; adding dry-scaping in certain areas.

Decision was to get a bid from East West to understand work needed, then use that information to get bids from other companies, including Pacific Landscaping.

Architecture:

There's a fallen common fence at the 7751 SW Raintree Dr. (The homeowner has expressed no interest in sharing the costs.) The four quotes received for work range from \$2950 to \$4400. (It is 64 feet of 6 foot privacy fence.) Lynda will print out the specifications to provide to the contractor.

- Bids:
 - R3 Deck and Fence (Scott) – \$2950 – includes hauling away haul old fence
 - Dave's Deck and Fencing - \$4400
 - Bruce Shaffer and Sons fences - \$3480

Lynda called and left messages with Aloha Fence and Deck but has not received a reply. Randy reached out to Jim at Aloha Deck and Fence and left message during meeting. Aloha is preferred, so we will wait to see if we hear back from them.

A homeowner on SW Connemara Ter. wants to replace windows and replace/rebuild front deck to fix leak. She's working with Lowes (Pella Windows) but does not know who the contractor will be. (If Lowes, it would be subcontracted, and the HOA form



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would be completed by the subcontractor.) She had questions about how far she's responsible for under the house and was told it's up to the meter.

Feb 7th is the date for the inspection for the house painters. Lynda provided the contact information for the addresses to be painted to Parrish Construction.

She will provide a reminder to the homeowner about attending the Feb 2023 meeting (to discuss installing a window in currently windowless room with board).

Moved Henderson & Daughter presentation about installing windows without the cement board to March so more people can attend.

Miscellaneous:

New business:

Discussed onboarding and training ideas. Tabatha will provide Kelly with previous minutes. Kelly will continue to do own research/reading.

The next board meeting will be February 21st, 2023. The meeting was adjourned by 730pm.

Respectfully submitted,

Kelly Jones,

Secretary