



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting**

### **March 21, 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 February board meeting were reviewed and accepted as presented.

#### **Financials:**

The February financials were accepted as presented.

There are two homeowners who still owe dues.

#### **Landscape:**

Per the previous meeting's decision to replace most heads and two controllers, East/West will install two controllers on March 28<sup>th</sup>. (We will continue to wait until the backflow work is completed and the water is turned back on to get a bid on the heads.)

Karla will set up a meeting with Alex at East/West to discuss:

- Mowing and edging that resulted in clumps on the lawns,
- Additional areas of grass that were aerated but not thatched (only 4-5 areas were planned for thatching; as an example, Randy's was not thatched)

#### **Architecture:**

Parish Construction has started repair work for homeowners with homes scheduled to be painted.

#### **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



## **Lea Terra Park Homeowners Association**

At 6:45 Henderson and Daughters called for our planned meeting to share information about window installations. A homeowner was present at the meeting to listen in.

Per Henderson and Daughters, there have been many changes to the building code since the CCRs were written. They use Milgard windows, which would be installed using the current building standard and believe our specs are no longer applicable: there's no flashing listed, and window wrap and caulking should be upgraded to OSI.

They confirmed that the stucco board looks the same as the cement board we've been using. Hardie (called "[Hardie Stucco Board](#)") makes it, as well as a few other companies. Randy shared that numerous companies state they cannot supply it, but Henderson and Daughters stated they have three manufacturers who can. Board members searched online during the meeting and confirmed that it's available. We will need larger panels, for approximately \$450-\$500 per panel with installation.

We discussed changing the specs to align with their suggestions. Henderson and Daughters suggested they update the specs, but only if they could become our exclusive window supplier, which is not possible since each homeowner makes these decisions for themselves. However, we agreed that we should get the current building code from Washington County and update our windows specifications. (Karla will do this.) We thanked them for the information and ended the call.

No word yet from Verhaalen Painting regarding the painting start date. Parish Construction will not charge us for the inspections this year since there's been so much repair work.

No update on the homeowner who purchased windows but has not yet filled out the architectural form for a second contractor. (The windows are in her garage, and she has been unable to get the cement board.). Karla will send a note to her regarding the need to submit the form.

### **Miscellaneous:**

Tabatha will be moving out of Lea Terra and into her new house in April and plans to put her current house on the market in May; she will attend the April meeting and complete one more newsletter before she leaves the board. Domain registration is coming up due in May. Tabatha will facilitate the transfer of responsibility for this (including the Lea Terra website's WordPress logins and passwords) and other tasks to another board member.

The City of Beaverton is making decisions about homeless camping that are more permissive regarding locations for tents. Karla asked us all to keep an eye on the



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greenspace and contact the City of Beaverton ourselves or let Karla know to reach out to her contact there.

Karla will be gone June 13<sup>th</sup> to August 8<sup>th</sup>, so Kelly will need to sign checks in Karla's absence.

Scott will start shadowing on the Landscape Committee.

There was a public hearing on March 1 with the City of Beaverton Planning Commission regarding parking zone changes. Kelly attended, with nothing relevant to report regarding parking code changes.

The next board meeting will be April 18th, 2023. The meeting was adjourned by 8 pm.

Respectfully submitted,

Kelly Jones,  
Secretary