



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting**

### **May 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 April board meeting were reviewed and accepted as presented.

#### **Financials:**

The April financials were accepted as presented, with a brief discussion regarding the budget overage for required irrigation system maintenance.

Karla will receive HOA bills from Diane (CPA) to send to homeowners for July HOA in the first week of June.

There is only one homeowner who still owes dues.

#### **Landscape:**

The board reviewed and discussed three trees requiring attention:

- The Callery pear tree between 7805 and 7811 SW Raintree needs to be removed because it is lifting the concrete driveways of both homes.
- The trees between 12759 SW Barberry Dr and 7779 SW Raintree, and 7775 SW Raintree and 7779 SW Raintree, need limbs cut to ensure there's no damage to homeowner properties.

Karla will get estimates for the removal and trimming from J&F Landscape, For The Love of Trees, and North Woods.

#### **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**

Karla shared the bid (\$4602) received from Landscape East West to set up a french drain along SW Raintree to mitigate the constant water flow along the edge of the sidewalk/street. However, this work will be delayed since the necessary tree maintenance and related driveway repair work will be prioritized. She will also inform Landscape East West to wait until late fall to thatch Randy and Linda's yards. Randy shared that he also spoke to them to address his concerns about turning off the water in his backyard.

Scott and Karla met with Alex (Landscape East West's Account Mgr) this morning to discuss communication concerns, as well as irrigation and lawn-care issues. Karla requested a visit from Lance Clemo, their HOA Manager, as well as better weeding of the common areas.

Lastly, Karla will provide a homeowner with a rental on SW Raintree with a few contacts to address his extremely wet lawn (likely a sewer issue or water leak).

### **Architecture:**

Karla sent two emails to Verhaalen Painting to again address the Porto-Potty removal.

A homeowner wants to install AC and was told it needs to be installed at the back of the house.

Thirty extra roof tiles are being held at a homeowner's house for the Lea Terra community.

A homeowner has had a tarp placed over her skylight by Parish to address leakage issues. It has been up for two weeks. She informed Parish that she requires a written bid (\$1495) received in the mail, but he would prefer she use CC&L because he is busy. Karla advises that a letter be written giving her a specified time to address the issues before she is fined. We can also request a welfare check if necessary.

### **Miscellaneous:**

A meeting was held May 16<sup>th</sup> at 6:00 pm by the City of Beaverton to discuss the use of Griffith Park as a homeless encampment.

This is Tabatha's last board meeting. Karla has paid for the Lea Terra domain registration, and Tabatha has forwarded the newsletter template and website login information. Newsletters are sent 3 times/year: the previous one was sent in March, and the next will be sent in August, ahead of the annual meeting (held at the library).

Reminder: Because Karla will be gone June 13<sup>th</sup> to August 8<sup>th</sup>, the next meeting will be held at Linda's house (8025 SW Connemara) on Mon, June 19<sup>th</sup> at 6:30. (We will also likely skip July's meeting.)



## **Lea Terra Park Homeowners Association**

Karla will speak to Jan to see if she is able to provide HOA information for title companies in her absence.

The next board meeting will be held Monday, June 19th, 2023. The meeting was adjourned by 7:45 pm.

Respectfully submitted,

Kelly Jones,  
Secretary