



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting**

### **October 2023**

The meeting was called to order by Karla Marzineck at 6:30 pm. Present: Karla Marzineck, Kelly Jones, Winston Young, Linda St. John, Marilyn Bader, Pat Lach; Not Present: Randy Hoaglin, Scott Mahon, Jan Murphy

#### **Minutes:**

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

#### **Financials:**

The financials were reviewed and a few items were discussed:

- Higher accounting costs are related to July HOA dues.
- Water was ~\$1000 over budget for the year. Wi-Fi controller installations should help mitigate extreme water usage in the next budget year. It has been turned off.
- The homeowner who has been long overdue on HOA dues is continuing to make payments to get caught up. All other homeowners are paid in full.

The September financials were accepted as presented.

#### **Landscape:**

- The City of Beaverton responded to the questions about the exorbitant water bills we have received for the Sorrento water meter. It appears to be due to the amount of water required to irrigate the large area behind the homes facing SW Connemara Terrace, backing Sorrento. Those present agreed to replace the Sorrento controller with a WiFi controller, so Karla will follow up with Landscape East & West to request the replacement.

#### **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



## **Lea Terra Park Homeowners Association**

- Karla will speak to Alex at Landscape East & West within the next month about next year's plans to rekey the water controllers. (The keys will also be replaced as the controllers are replaced.)
- Karla and Scott shared the list they created during their walkthrough with Landscape East & West. The list includes plants to be replaced and three dead trees that need to be removed. They have started trimming the shrubs.
- Because Landscape East & West will not trim branches from trees over 12 feet tall, Karla will schedule a property walkthrough with North Woods to review and schedule delimiting as necessary. They provided a bid of \$500 to delimit the large pine in the open area behind the homes on upper loop, facing SW Raintree Dr. The bid to delimit the rows of trees behind the homes on SW Raintree Dr. (just off SW Barberry) \$5,600. (The cost to remove all the trees is \$21,000. This is not currently being considered.) Linda will provide Karla with contact information for the Oregon City tree trimming company she uses for additional bids.
- Randy was not present, so we tabled discussion about a work party to cover the exposed hoses along SW Barberry until next month. They sprayed the weeds this week. Karla will speak to the landscapers about blowing leaves.
- Instead of herbicide a homeowner opted to use vinegar to kill the tree stump between 7805 and 7811 SW Raintree Dr. and reported that it is working.
- Karla confirmed the mole removal company completed the expected work. They laid six traps, reported that one was caught, and removed them since there was no additional activity. We have three months to follow up with them if necessary, with no additional charge.
- Karla filled the large hole near 7901 SW Connemara Terrace with dirt.

## **Architecture**

A homeowner had new gutters installed, which still need to be painted. The committee is also awaiting paperwork for a homeowner who plans to install a new window.

Randy, Winston, and Linda will continue as the architectural committee into 2024.

## **Miscellaneous:**

The annual meeting was held October 7<sup>th</sup> and went well. The homeowners present appreciated Karla for her long service as president, and thanked the board for its service. The board shared plans for technology improvements (collaborative software and increased transparency, website updates, improved processes for submission and tracking of homeowner requests), and a few homeowners present offered to help. (Kelly will follow up with them to set up a technology committee.)



## **Lea Terra Park Homeowners Association**

The homeowner with the hardship rental requested an extension through the end of February. (The homeowner plans to return to their home at the end of next summer.)

A letter will be sent to another homeowner with an unauthorized rental, giving the residents two weeks to move before the homeowner is fined. One of the owners will move back in at the start of the new year.

The next board meeting will be held Tuesday, November 21st, 2023. The meeting was adjourned by 8:15 pm.

### **Action Items:**

- Karla will follow up with Alex re: re-keying the controllers.
- Linda will provide contact info for her Oregon City arborist to Karla to get their bids for delimiting LTP trees
- Kelly will distribute annual meeting minutes to the board
- Kelly will contact interested homeowners re: joining the technology committee
- Kelly will work with Scott to post meeting minutes on website
- Topics for discussion at the November meeting:
  - Addressing the exposed hoses along SW Barberry Dr.
  - Forming technology committee
  - Development of 2024 budget, including the possibility of HOA dues increase

Respectfully submitted,

Kelly Jones,  
Secretary