



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

Lea Terra Park Homeowners Association

Board of Directors Meeting

February 2024

The meeting was called to order by Randy Hoaglin on February 20, 2024, at 6:30 pm. Present: Karla Marzineck, Kelly Jones, Linda St. John, Scott Mahon, Randy Hoaglin, Marilyn Bader, Pat Lach (All present)

Minutes:

The January meeting minutes were accepted. (Karla motioned to accept, Linda seconded.)

Financials:

The January financials were reviewed and accepted as presented. (Karla motioned to accept, Kelly seconded.) Karla had the water meters locked after learning from the City of Beaverton that, when the landscaper shuts off the water, we should contact the City to have them lock the meters so we no longer have to pay the monthly base rates (saving the HOA ~\$200/month). Karla has informed Alex that he will need to provide us with a few weeks of lead time before Landscape East & West plans to turn them on again, so we can request the City of Beaverton unlock the meters.

Everyone voted and agreed to move \$15,000 from the money market account to the unrestricted funds to move it from working capital to the emergency fund.

January HOA dues for 4 of 78 homeowners are still outstanding and invoices have been sent to the outstanding homeowners with interest. Taxes are done; we owe \$420 to federal, \$150 to state.

Landscape:

Karla and Scott found the Sorrento water meter with the help of a Tualatin Water District meter reader. It is at the north end of LTP on Sorrento in the sidewalk across the street from 7740 SW Sorrento. (The meter reader painted it blue.) Scott

2023–2024 Board of Directors and Committee Members

President: Randy Hoaglin

Secretary: Kelly Jones

Treasurer: Karla Marzineck

Vice President: Scott Mahon

Architecture Review Chair:
Linda St. John

Landscape Chair:
Karla Marzineck

Architecture Review Committee:
Marilyn Bader, Pat Lach

Landscape Committee:
Randy Hoaglin



Lea Terra Park Homeowners Association

and Karla will talk to Alex (Landscape East & West) to learn which of the controllers affects this area.

Karla and Scott also learned that fallen branch clean-up has been completed, and one of the wi-fi controllers will be added to the middle of the lower loop. (They will confirm the location of the second one.) Landscape East & West has also bid \$3735 for two controllers, with \$20/month for wi-fi, billed quarterly. All board members voted to purchase and install the new controllers.

Marilyn needs landscaping to come to her house to trim bushes, so Karla will contact Alex (Landscape East & West) and ask him to go to Marilyn's to complete the trimming.

Architecture

Linda is awaiting a new approval form from the homeowner who wants to install a new black vinyl window.

The third homeowner with gutters/downspouts that required painting had them done by her contractor. The initial two homeowners requiring this work opted not to work with the contractors, so Linda will ask them to contract with Verhaalen directly to get it done when they are on-site completing the scheduled house painting this year.

Parish will be on-site 2/21 at 9 am to assess work for the houses to be painted. Winston will not be able to escort him as originally hoped.

Miscellaneous:

Pat Lach attended the Greenway Neighborhood Association Committee (NAC) meeting on February 18th and her notes are attached. (The NAC meetings are the 3rd Thursday of the month so reports will always lag a month.)

The next LTP board meeting will be held Tuesday, March 19th, 2024. The meeting was adjourned by 7:45 pm.

Completed Action Items:

Who	What	Status
Scott and Karla	Spoke to Alex (Landscape East & West) to learn the status of fallen branch clean up and the planned location of the two new wi-fi controllers	Completed



Lea Terra Park Homeowners Association

Outstanding Action Items:

Who	What	Status
Karla	Will contact the City of Beaverton to have the water meters locked	Not completed
Scott & Karla	Confirm the location of the second wi-fi controller and report to board.	Not completed.
Kelly & Scott	Set up Microsoft Office for board use in January	In progress. The domain email has been set up, and Kelly and Scott need to share the emails with the board and set up shared inboxes and rules.
Karla & Linda	Conduct visual inspection of LTP fence condition	Will be completed Feb/March
Linda	Follow up with two homeowners who needs their gutters and downspouts painted to suggest they contract with Verhaelen Painting when they are on-site this spring.	Not completed.
Scott	Scott will add Ion Solar's information to the HOA Known Contractor's list and remove "approved" from the header disclaimer.	Will be updated on the website Feb/March
Kelly	Schedule risk analysis meeting for LTP reserve funds.	Still to be scheduled (March)
Randy	Reach out to the Beaverton Library to learn the earliest the Annual Meeting reservation can be made (April 2024)	Will follow up in April to schedule – still need to decide on October date
Karla, Scott, Randy	Karla, Scott, and Randy will get landscaper bids (Landscape East & West provided a bid in Feb 2024)	Will complete in March/April 2024
TBD	The board will hire someone to review the water lines at Sorrento with a camera to continue to troubleshoot the reason for exorbitant water usage at the Sorrento water meter.	Will be completed in Spring 2024
Randy	Contact City of Beaverton Emergency team to set up attendance meeting at the October annual meeting	Randy to contact to plan for LTP October annual meeting.



Lea Terra Park Homeowners Association

Respectfully submitted,

Kelly Jones,
Secretary

GREENWAY NAC Notes (2-15-24)

THPRD reported 52 storm damages: 49 from fallen trees categorized by size from light to severe damage; 3 structures damaged: Harmon (repaired), Elsie Stuhr (still waiting for materials to repair water damage), and Jenkins Gate House (severe damage, pre-school not able to continue).

Levy update \$0.50/ \$1000 assessed property value to hire 50 FT and 200 PT employees (incorrect numbers reported last time) as well as upkeep of parks and restrooms etc.

Need for youth volunteers 13 and older for various activities as well as lifeguards; training available for both; see Beaverton City Newsletter for details.

BCCL reported library usage is back to pre-covid levels; free tax assistance is available at the library.

Emergency Preparedness NAC Presenter: Key words of the presentation. INFORM, PLAN, KIT: A plan of where to meet / go; a list of equipment to have ready; know where shutoffs for gas, water (IN THE HOME NOT AT THE STREET) and electricity. Each home should have at least one ABC fire extinguisher.

Backyard Habitat Education Series will be held March 5th, April 2nd and May 6th; each session will be 1-1/2 hr. There is a sign on our LTP mailboxes. Specifics and signup are also on the Beaverton City Website.

The next meeting will be 3-14-24 with the Highland NAC for a tour of the new police headquarters on Hall and Allen. I will not be available for that meeting.

Respectfully submitted,
Pat Lach
Member at Large