



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

Lea Terra Park Homeowners Association

Board of Directors Meeting

January 2024

The meeting was called to order by Karla Marzineck on January 16, 2024 at 6:32 pm. Present: Karla Marzineck, Kelly Jones, Linda St. John, Scott Mahon; Not Present: Randy Hoaglin, Marilyn Bader, Pat Lach

Minutes:

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

Financials:

The December financials were reviewed and accepted as presented. (Kelly motioned to accept, Scott seconded.) January HOA dues for 47 of 78 homeowners have been received. The homeowner who has been long overdue on HOA dues has not made payments for two months, so the board will start sending monthly invoices and charging interest.

Landscape:

Karla and Scott will meet with Landscape East & West on Jan 23rd to determine placement of two additional wi-fi controllers and plan fallen branch clean up.

Architecture

A homeowner has completed the purchase and installation of solar panels but the City of Beaverton needs to complete its inspection before they will be turned on. (She also recommends we add Ion Solar to the LTP recommended contractor list.)

The board has confirmed with the City of Beaverton that aluminum windows are no longer acceptable for installation. The homeowner who wants to install a new window has been informed and will need to install a custom black vinyl window if he is not replacing the existing aluminum windows.

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

There is now a third homeowner with gutters/downspouts that require painting. This homeowner has said that she is working with her insurance company to complete the painting for her home, and will see if the other homeowners want to work with the painter to complete the painting for their homes.

Linda will begin working with Verhaalen Painting and Parish Enterprises in preparation for the scheduled annual painting of 11 houses. She will send out letters to homeowners mid-February when timing and arrangements are confirmed.

Miscellaneous:

Pat Lach attended the Greenway Neighborhood Association Committee (NAC) meeting on January 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 board meeting will be held Tuesday, February 18th, 2024. The meeting was adjourned by 7:45 pm.

Completed Action Items:

Who	What	Status
Karla	Update board member info with State of Oregon to update the board members (Once done, Jan, Randy, Karla and Kelly will go to the bank to update signatures.)	Done. Confirmed State of Oregon updated with new board member roles; Randy, Karla and Kelly completed required updates at Umpqua Bank.
Karla	Ask CPA if the format for the financial statement can be changed to present a running monthly total	Done - completed with December 2023 financials.

Outstanding Action Items:

Who	What	Status
Kelly/Scott	Set up Microsoft Office for board use in January	In progress. Kelly will work with Scott and Chase to set up domain email.
Karla, Linda	Conduct visual inspection of LTP fence condition	Will be completed Jan/Feb
Linda	Follow up with third homeowner who needs gutter/downspout painting and is trying to work with her insurance to complete painting for all three homes.	Linda will follow up in Jan/Feb.



Lea Terra Park Homeowners Association

Who	What	Status
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 Jan/Feb.
Kelly	Schedule risk analysis meeting for LTP reserve funds for January.	Still to be scheduled (February)
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 (from our existing landscaper Landscape East & West as well as others) in Jan/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

Respectfully submitted,

Kelly Jones,
Secretary



Lea Terra Park Homeowners Association

GREENWAY NAC Notes (1-18-24)

The planting of native trees & plants in the greenspace near Stillwell will take place Saturday 2-24-24 9am to 1pm. All are welcome to come help or just come to support.

The State of the City will be 3-4-24 at 6pm at the Reser Auditorium; free, but reservations are required.

Two levies will be on the May ballot: TVF&R presented at the 11-23 NAC meeting - \$0.69 / assessed property value for upgrade of equipment and services.

THPRD presented tonight: \$0.50/ assessed property value to maintain parks public rest rooms, garbage pickups, continue staffing and keeping facilities open, hiring of coaches and more lifeguards totaling approximately 300-400 more full and part time staff.

Greenway Park will be one of 3 local parks getting a permanent restroom with the goal of opening in June '24. The other two are Hazeldale and Schiffler. Greenway Park trails will be being re-routed with boardwalks around the areas that are persistently flooded.

125th Extension:

The Capital Improvement Project Manager, Jocelyn Blake, presented information about project prioritization. Our NAC president, James Terwilliger, and the head of Public Works met. The following is a summary of both presentations.

The 125th Extension proposition has been on the books for 50 years and as the years have gone by the cost of that proposal has increased astronomically. The biggest issue with the traffic problems it was thought to cure with that extension occur at the intersection of Greenway and Hall. Right and left turns from traffic going any direction at that intersection have people sitting through three light changes at least to get through. What has been proposed is a signal re-calculation to mitigate the traffic jams there and ease the flow of traffic that was the instigation of the initial extension proposal. This action not only prevents cutting down old growth trees but will be much less expensive than creating a new road. Our NAC will continue working with the Public Works and Capital Improvement managers on this issue.