



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

# **Lea Terra Park Homeowners Association**

## **Board of Directors Meeting**

### **April 2024**

The meeting was called to order by Randy Hoaglin on April 16, 2024, at 6:36 pm.  
Present: Karla Marzineck, Kelly Jones, Linda St. John, Scott Mahon, Randy Hoaglin, Marilyn Bader, Pat Lach (All present)

#### **Minutes:**

Karla Marzineck motioned, Pat Lach seconded, to accept the March meeting minutes with corrections.

#### **Financials:**

Karla realized that the financials sent by the CPA were February financials, not the March financials. She will follow up with the CPA and distribute them when she receives them.

#### **Landscape:**

The City of Beaverton has unlocked the water meters and water is now turned on. Landscape East & West has been on-site, noting the sprinkler heads to be replaced.

In continuing to troubleshoot the Sorrento meter, we learned there are three controllers connected to this meter. Randy suggested we take a picture of the meter at two points in time (today and in two weeks) to capture movement. Karla talked to the Landscape East & West irrigation contact and asked them to prevent brown spots this year. We are anticipating receipt of a bid to replace the heads as well as one of the failed backflow devices and repair of a leak they found in a line near a house. The plan is to replace the remaining heads this year.

The trimming at Marilyn's house was completed. Karla and Scott will do a walkthrough in the next couple of weeks and make a list of what's needed to be replaced.

#### **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

### Architecture

Verhaalen is power washing houses this week and do not plan to start painting until Monday, April 22nd.

Parish Enterprises has received the list of 13 fences to be repaired. The proposal was accepted, and work has been completed.

Linda has asked the two homeowners on SW Raintree who need their gutters/downspouts painted to contract with Verhaalen directly to get the required work done while the painters are on-site completing the scheduled house painting this spring. Linda has confirmed that the two homeowners who need their gutters/downspouts painted have contracted with Verhaalen to complete their painting when the houses are done.

The board is still awaiting an application for a homeowner who needs her roof and skylight replaced.

### Miscellaneous:

Mole traps have been set up on SW Connemara.

There are sidewalks on Sorrento and Connemara Terrace that may be tripping hazards. Kelly and Karla will walk the neighborhood to assess and log the Lea Terra sidewalk issues to be addressed.

The next LTP board meeting will be held Tuesday, May 21st, 2024. The meeting was adjourned by 7:31 pm.

### Completed Action Items:

Who	What	Status
Randy	Reach out to the Beaverton Library to learn the earliest the Annual Meeting reservation can be made (April 2024)	Done - Randy learned the library closes at 6:00 and plans to schedule the meeting for Thursday, October 24th at 6:30 pm.
Karla, Scott, Randy	Karla, Scott, and Randy will get landscaper bids	Done - Received two bids.
Karla	Need to contact Beaverton Water to unlock water meters	Done - Will reach out to Alex (Landscape East & West) to determine when to submit the request to unlock the meters.



## Lea Terra Park Homeowners Association

### Outstanding Action Items:

Who	What	Status
Kelly & Scott	Set up Microsoft Office for board use in January	<p>In progress. We're working on getting the MFA set up for everyone. Karla is set up. Marilyn is set up. We'll remove Pat's account. Kelly will reach out to get accounts set up.</p> <p>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. Will ensure everyone can access.</p>
Kelly	Schedule risk analysis meeting for LTP reserve funds.	In progress. The committee will include everyone but Linda. (Definitely Scott, Randy, Kelly, Scott – tentative plan to schedule in July)
Karla, Randy	The board will hire someone to scope the water lines at Sorrento to continue to troubleshoot the reason for exorbitant water usage at the Sorrento water meter.	Pending. Karla and Scott will first ask Alex for more information related to the three controllers connected to the Sorrento meter and will share results at next meeting.
Randy	Contact City of Beaverton Emergency team to set up attendance meeting at the October annual meeting	Randy will contact them after the library room is booked for the October annual meeting. (Pat has a contact through the Greenway NAC and will



## Lea Terra Park Homeowners Association

Who	What	Status
		reach out once the date is confirmed.)
Kelly	Complete and send newsletter	Make final updates – add Pat as NAC liaison, update Pat and Marilyn as Architecture Committee, add Winston as board member?
Kelly	Send out March meeting minutes for review/confirmation.	
Karla	Get updated financials that include March to board for review and confirmation.	We will review March and April minutes at next month's meeting
Karla and Scott	Conduct walkthrough to look at plants that need to be replaced	
Kelly and Karla	Kelly and Karla will walk the neighborhood to assess and log all of the Lea Terra sidewalks.	
All	Discuss purchasing bark dust for landscape areas and revisit covering the irrigation lines on SW Barberry	
Karla	Distribute copies of the LTP zone map at the next meeting	
Randy	Randy will get back to us July 1 <sup>st</sup> with another proposed location. (Can't schedule at the library because the library closes at 6.)	

Respectfully submitted,

Kelly Jones,  
Secretary

### **GREENWAY NAC Notes (4-15-24)**

Highlights:

BCCT:

- reiterated upcoming levys for the May ballot
- Children's Museum is looking for Board Members to spearhead the revitalization of the Children's Museum
- the Land Use Committee: a manual for development is in progress



## **Lea Terra Park Homeowners Association**

- Voter forum at the Reser, notices will go out
- Volunteer Fair is in planning stages

TVFR repeated information regarding their levy, its need and projected usage

NAC member Sharon Dunham:

- City Council is holding budget hearings; comments to be in by May 7th for the hearing on June 4<sup>th</sup>.
- Sharon Dunham is on the Emergency Preparedness committee and prepared the AV units that are ready to take to the community. She is the one who will present at LTP's Annual meeting. A video presentation will be ready in June re: 2-week readiness. The sequence of readiness is HOME > NEIGHBORHOOD > CITY.
- Discussion regarding 121 / Hall / Greenway are in early stages at the Council level. She did not elaborate; I will definitely stay on top of that. Chair James Terwilliger asked re: the status of our proposal for the light changes at Greenway and Hall. It was not brought up.

Respectfully submitted,  
Pat Lach  
Member at Large

Beaverton Greenway NAC meetings webpage:

<https://www.beavertonoregon.gov/1224/Greenway-Neighborhood>