



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

Lea Terra Park Homeowners Association

Annual Homeowners Meeting

October 7, 2023

The meeting was called to order by President Karla Marzineck at approximately 12:00 PM. 2023 board members present were Karla Marzineck, Kelly Jones, Scott Mahon, Linda St. John; not present were Jan Murphy, Randy Hoaglin, and Winston Young. The meeting was held at the downtown Beaverton Library, Room B.

President Karla Marzineck opened the meeting by welcoming those in attendance, introduced the board members and reviewed the rules of engagement.

Minutes:

The minutes from the October 2022 meeting were provided to the attendees rather than reading them out loud.

Financials:

Karla presented the 2023 financial statement as of August 2023. Copies of the financials were made available for participants upon entry to the meeting. A homeowner asked about the possibility of increasing dues next year. Karla confirmed that the CC&Rs limit an increase to 5%, and stated that any discussion related to an increase will wait until the new board is in place next year. Notification will be sent to all homeowners with information about any increase.

Landscape:

Scott discussed landscaping results for 2023:

This is Landscape East & West's second year with Lea Terra Park. At the beginning of the year, they replaced two controllers with internet connected controllers to lower water usage. (These Hydrowse controllers are connected to wi-fi, look at current and forecasted weather to allow for smarter, weather-based watering. The water will be reduced or turned off when it rains and increased during the warmer

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



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days to keep plants healthy.) The board will review the results and decide whether to replace the other controllers with Wi-Fi controllers as well. (We have a total of seven, and while we have a map of the controllers, we do not have a map of the individual irrigation heads.). Everyone was reminded that a full overhaul of the irrigation system will cost ~\$250,000, we are currently in break fix mode, and they should contact the board with issues as they discover them. Karla and Scott communicate with Landscape East & West on a weekly basis. A few homeowners shared landscape issues they're experiencing and were reminded to send emails to the board to have them addressed.

Several trees, dead/dying or with roots causing issues, have been removed. We should expect removals of additional trees with similar issues in the future.

A homeowner asked that the board track work that needs to be done, and close the feedback loop, perhaps sharing information in the newsletter and/or on the website. A few issues need to be addressed on the website. A few homeowners offered to help with the website, and the board will reach out to them.

Architecture

The Board presented the architectural results of the prior year and the plans for the remainder of 2023.

Because we had fewer homes turning over, fewer renovations and changes were made. New windows were installed, there was a lot of roof work, and one of the HOA's fences was repaired.

Homeowners were reminded about the CCRs and Architectural Rules and Specifications. The Architectural Review Committee (ARC) will confirm that the contractors used are licensed, bonded and insured. There is also a list of contractors on the website that Lea Terra Park homeowners have used and had good experience with. Homeowners were asked to continue to provide information about work they have done to update the list. We will likely use Parrish Enterprises again to do external home repairs prior to painting. Verhaalen will do our painting in or around April. The ARC will send pre-painting instructions via email.

Architectural review forms are not necessary to complete any external work associated with the painting cycle. The ARC will receive all of the information from Parrish and will know the work that will be completed. Also, paint for the stucco, door, trim and siding are available for homeowners, and is currently retained in Linda's garage. If exterior work is needed "off-cycle" homeowners are not required to use Verhaalen for painting.

A homeowner reported cracked tiles on her roof when her house was last painted, eight years ago, resulting in a leak. Linda will speak to Verhaalen to alert them to



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the issue, and homeowners should contact the board as soon as they know there's an issue so that it can be resolved.

A question was asked about roof tiles in storage. There are some available to be shared with homeowners who need them (up to three). A suggestion was made that homeowners replacing tile roofs retain a few tiles for other homeowners, otherwise the tiles will be discarded.

A question was also asked about solar panels, which can be added to roofs and must be black with a black frame. (This information is available in the CC&Rs.)

Miscellaneous:

Scott and Kelly shared information about implementing technological improvements including adopting collaborative software and increasing transparency by updating the website to make it easier to report issues and share meeting minutes and other information.

New Business:

Karla introduced the members who were running for election to the 2023-2024 board of directors. There were 7 names on the list and since we need seven board members, the election commenced by acclamation. Homeowners who are not on the deed of ownership or are not paid in full with HOA dues are not able to vote or serve on the board.

All present voted by acclamation on the 2024 board as presented: Randy Hoaglin, Kelly Jones, Pat Lach, Scott Mahon, Karla Marzineck, Marilyn Bader, and Linda St. John.

The meeting was adjourned at approximately 1:30 pm.

Respectfully submitted,

Kelly Jones,
Secretary