



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

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

August 2024

Call to Order:

The meeting was called to order by Randy Hoaglin on August 20th, 2024, at 6:32 pm.

Roll Call of Officers:

Present: Randy Hoaglin, Linda St. John, Karla Marzineck, Scott Mahon, Marilyn Bader

Absent: Pat Lach, Kelly Jones

Meeting Minutes:

Motion by Scott Mahon to accept the July 2024 HOA board meeting minutes with changes.

Financials:

Motion by Linda St. John to accept the June financials.

Semi-annual dues have come due, outstanding balances were identified and are to be individually addressed.

Landscape:

Barkdust spreading bids were reviewed. EastWest is the selected vendor for spreading 1.5" Barkdust (fir) at \$13,000. Motion by Karla Marzineck, unanimous vote in favor.

Sidewalk safety recommendations were reviewed. Edge grinding to be giving higher priority and vendors/bids to be verified. Moss accumulation was given a lower priority. Removal is to be discussed to resolved without outside vendors due to cost.

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



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Architecture

Two segments of fencing along 7870 raintree and 7855 raintree dr to be repaired. Work has already been approved and is awaiting completion.

Next Meeting:

The next LTP board meeting will be held Tuesday, September 17th, 2024. The meeting was adjourned by 7:15 p.m.

Action Items:

Who	What	Status
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. We will revisit once the approved repairs are completed.
Kelly	Schedule risk analysis meeting for LTP reserve funds.	Will be scheduled in the fall.
Randy	Send letter to homeowners of 7929 SW Connemara Ter with deadline to complete investigation with City and complete repair of irrigation box. (Landscape East & West will bill them directly.)	Not started.
Kelly & Scott	Set up Microsoft 365 for board use	In progress.
Kelly, Randy, and Karla	Complete bid process for sidewalk repair and confirm completed work.	In progress. Received two bids. Vendors to be reviewed
Randy	Contact City of Beaverton Emergency team to set up attendance at the October annual meeting	Location and time confirmed, availability of expert TBD
Randy	Determine date/time and location for Annual Meeting.	Completed
Karla and Kelly	Remove moss from sidewalk and top of LTP wall along Sorrento.	Not started, to discuss DIY options
Kelly	Draft forms to homeowners for contact information	In progress - Need to determine where homeowners should drop off completed forms



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Kelly	Create draft of next newsletter by end of July/early August	In progress
Karla and Scott	Manage contract with arborist to trim LTP trees on Sorrento to 8 feet over the sidewalks and 10 feet over the street.	Not started
Karla and Scott	Talk to Landscape East West about edging and shrub trimming that has not been completed.	Not started
Karla	HOA picnic time, date, commitments to be confirmed	Completed – Flyers for picnic to be distributed. \$150 to be provided by HOA

Respectfully submitted,

Scott Mahon,
Vice President

Beaverton Greenway NAC meetings:

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

Beaverton Highland NAC meetings:

<https://www.beavertonoregon.gov/1226/Highland-Neighborhood>