



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

Lea Terra Park Homeowners Association

Board of Directors Meeting Minutes

July 2024

Call to Order:

The meeting was called to order by Scott Mahon on July 21, 2024, at 6:33 pm.

Roll Call of Officers:

Present: Kelly Jones, Linda St. John, Karla Marzineck, Scott Mahon, Pat Lach

Absent: Marilyn Bader, Randy Hoaglin

Meeting Minutes:

Motion by Karla Marzineck, seconded by Pat Lach, to accept the June 2024 HOA board meeting minutes with changes.

Financials:

Motion by Kelly Jones, seconded by Scott Mahon, to accept the June financials.

A new 7-month CD (4.55% APY) was opened with \$52,000.

Landscape:

Landscape East & West staff have started the work to complete the board approved irrigation repairs.

Architecture

No updates.

Next Meeting:

The next LTP board meeting will be held Tuesday, August 20th, 2024. The meeting was adjourned by 7:15 p.m.

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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Action Items:

Who	What	Status
Karla and Scott	Contact at least two bark dust companies to replace bark dust in LTP landscape areas.	Done – Karla has contacted three companies, will conduct a walkthrough with one of them this week
All	Discuss the suggestion to shift in 2026 to painting the houses every 10 years instead of every 8.	Done – decision was to continue with current practice of 8 years.
Randy	Distribute copies of the LTP zone map at the next meeting	Will bring to August meeting and distribute.
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 and Karla	Complete bid process for sidewalk repair and confirm completed work.	In progress. Received two bids.
Randy	Contact City of Beaverton Emergency team to set up attendance at the October annual meeting	Pending – need to find location. (Pat has a contact through the Greenway NAC and will reach out once the date is confirmed.)
Randy	Determine date/time and location for Annual Meeting.	Will be done on/after July 1 st .
Karla and Kelly	Remove moss from sidewalk and top of LTP wall along Sorrento.	Not started
TBD	Contract with pressure washer company to remove moss from top of LTP wall along Sorrento.	In progress – engaged in bid process



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Kelly	Draft forms to homeowners for contact information	In progress - Need to determine where homeowners should drop off completed forms
Kelly	Create draft of next newsletter by end of July/early August	In progress
Karla	Ask homeowners who threw last year's picnic if they want to throw it again.	Done – Karla has spoken to them.
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

Respectfully submitted,

Kelly Jones,
Secretary

Beaverton Greenway NAC meetings:

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

Beaverton Highland NAC meetings:

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