



LOOKING GLASS

Minutes of the Looking Glass Owners Association Board of Directors Meeting

Via Zoom Meeting
April 25, 2023
1:00 p.m.

Attendance

Directors in attendance:

Don Guerra
Robert L. Eck II

Directors Absent and Excused:

None

Also in Attendance:

Amber Fisher and Michelle Thompson, Centennial Consulting Group

Call to Order

The Board of Directors Meeting was called to order at 1:01 p.m. by Ms. Fisher, noting that a quorum was present.

Review of Agenda

Ms. Fisher reviewed the agenda for the meeting with the Board.

Board Appointment

Director Guerra motion to appoint Matt Childers with Dream Finders Homes to the Board of Directors. Director Eck seconded the motion and was unanimously approved.

Financial Items

Ms. Fisher reviewed the Financial Statements as of March 31, 2023.

Director Guerra reported that filings 7, 6, 4, 3, and 2 have been sold to builders. The builders should be paying monthly lot fees. Director Guerra will forward the closing dates of each filing to management for proper billing to the builders.

Ms. Fisher requested that all invoices for the Looking Glass Owners Association have the name of the Association on them for faster processing and transparency.

Association Business

Legal Counsel. Director Guerra motioned to contract with Otten Johnson for all Association legal matters. Director Eck seconded, and the motion was unanimously approved.

Policies. Director Guerra motioned to approve the updated policies regarding the Collections, Covenant Enforcement, and Adoption of Policies. Director Eck seconded, and the motion was unanimously approved.

2023 Budget. Director Guerra motioned to approve the 2023 Budget with discussed changes. Director Eck seconded, and the motion was unanimously approved.



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Roost Reviews Contract. Director Guerra will contact Roost Reviews for a copy of the contract between Roost and the Association, and forward it to management.

Turnover of Tracts. Once a tract to be deeded to the Association is through its initial installation warranty period, the Association will complete a walk-through of said tract (with Henry Design Group (HDG), a representative of the installing contractor and a representative of the builder for the filing containing said area) prior to accepting that area for ongoing ownership and maintenance. All Filing #1 tracts have been accepted by the Association at this time. Steve Allen with HDG will be sending Director Guerra a map indicating which tracts are owned by whom.

Builder cost of common area installation. Each builder is to reach out to Director Guerra when the improvements to tracts within the builder's filing have been completed. Director Guerra will obtain and forward the installation costs to management. Management will advise State Farm Insurance of the completed tracts and costs to build so the common areas are insured properly.

Manager's Report

When doing site visits, management has noted that several of the winged fences are not set back 5 feet from the front of the home per the Design Guidelines. Builders are typically installing the wing fences. Ms. Fisher will send pictures to Director Guerra of the wing fences in question and their address. Director Guerra will forward those addresses and pictures to the appropriate builder for review and correction.

Next Meeting

The next Board of Directors Meeting is scheduled for Thursday, July 20, 2023, 10:00 a.m. via Zoom.

Rec Center/Pool

Director Guerra will ask Director Childers about the Rec Center/Pool in Segment 2, which property is currently owned by Dream Finders Homes.

Adjournment

There being no other business to come before the Board, Director Guerra made a motion to adjourn the meeting Director Eck seconded, and the meeting was adjourned at 1:31 pm.

These minutes are approved as the official Minutes of the Meeting of the Board of Directors of the Looking Glass Owners Association on April 25, 2023.

Robert L. Eck II

Robert L. Eck II (Aug 10, 2023 13:09 MDT)

Robert L. Eck II, Secretary







04-25-2023 LG BOD Meeting Minutes

Final Audit Report

2023-08-10

Created:	2023-08-10
By:	Centennial Consulting Group CCG (adobe3@ccgcolorado.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhISLwg0VRKpOVJleASdjzxFiSVCFoEj

"04-25-2023 LG BOD Meeting Minutes" History

-  Document created by Centennial Consulting Group CCG (adobe3@ccgcolorado.com)
2023-08-10 - 5:59:40 PM GMT
-  Document emailed to Bob Eck (bob.eck@landassetstrategies.com) for signature
2023-08-10 - 5:59:56 PM GMT
-  Email viewed by Bob Eck (bob.eck@landassetstrategies.com)
2023-08-10 - 7:07:35 PM GMT
-  Signer Bob Eck (bob.eck@landassetstrategies.com) entered name at signing as Robert L. Eck II
2023-08-10 - 7:09:35 PM GMT
-  Document e-signed by Robert L. Eck II (bob.eck@landassetstrategies.com)
Signature Date: 2023-08-10 - 7:09:37 PM GMT - Time Source: server
-  Agreement completed.
2023-08-10 - 7:09:37 PM GMT