

NOTES TO FILE  
FROM  
DATE  
RE:

Starwood HOA  
Carrie Smith  
September 8, 2018  
Phone Conversation with Carey Watson

I had a phone conversation this morning with Carey Watson regarding the Starwood HOA. I explained the goal of this town hall meeting was to introduce Brick House, get to know the homeowners, listen to their concerns and gather items of importance to the community.

I explained to him our concerns regarding:

- President of the Board
- Contentious 'groups' that have formed
- Inability to hold a BOD meeting due to fighting
- Violation/enforcement issues
- Encroachment by some homeowners on common ground land

I told Carey that we would like him to help us with this upcoming town hall meeting. I noted that you (Michelle) had been well received at the last board meeting and that several homeowners were pleased we were now involved in managing this HOA. We both agree that we thought Carey had done an excellent job with the Nottingham Square BOD and wanted to duplicate some of the features presented at that meeting to this new group.

We discussed the course of action for this meeting:

- Identify the pros/cons of the community
- Why do you live here?
- What is important to you as a homeowner?
- What is important to the entire community as a whole?
- Enforcing the present documents OR forming new documents to
- address homeowners' concerns
- Until documents are changed, we will enforce the rules/regs that are already in place.

Next course of action:

Carey would like to know the 4-5 rules that are most contentious within the community. (We need to get a copy of their community documents.) He would like an opportunity to review these rules and then have a phone conversation with us prior to this meeting (perhaps 10 days before) to review some of the material and the manner in which it will be presented. We agreed this shouldn't be longer than an hour, but it might go longer if we get active participation from those

present. This will not be a 'cake walk' and we will have to rely on the audience for guidance as the program continues. It may be there are other 'issues' that are of importance to the group.

We discussed and agreed that a \$300 flat fee payment would be agreeable for his services.