



SOMERSETT OWNERS ASSOCIATION
Board Candidate Statement

2018 Election

The Annual Meeting of Members of the Somerset Owners Association will be held at 4:00PM on November 19, 2018. On the agenda will be a board election. Association members will be electing (3) three members to the all-owner board with all three (3) seats having two (2) year terms.

If you would like to serve on the Board of Directors (BOD), please complete this Candidate Statement and return it by US Mail or hand-delivery by 5PM on September 30, 2018 to: The Club at Town Center, Attn: Board Election, 7650 Town Square Way, Reno, NV 89523.

Name (print in full): Terril Retter (Terry)
 Association Street Address: 1820 Sun Shadow Court Reno NV 89523

REQUIRED DISCLOSURES

- I am the owner of a property within the Somerset Owners Association and my name appears on the Deed.
- I am an officer, employee, agent or director of a corporate owner of a unit, a trustee or designated beneficiary of a trust that owns a unit, a partner of a partnership that owns a unit, a member or manager of a limited-liability company that owns a unit, and a fiduciary of an estate that owns a unit. I agree that if requested I will submit documentation as proof of such for the purpose of this election and the records of the Association.

I. You must make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the Board of Directors.

- No, I do not have a potential conflict of interest.
- Yes, I have a potential conflict of interest.

[Signature]
 Initials

II. You must disclose whether or not you are a member of the association in good standing. A candidate shall not be deemed to be in "good standing" if the candidate has any unpaid past due assessments or construction penalties that are required to be paid to the association.

- Yes, I am a member in good standing.
- No, I am not a member in good standing.

[Signature]
 Initials

Please use the following lines to respond to the statutory requirements cited in I and II above.

I am an owner in good standing both in Somerset and Sierra Canyon

There are no conflicts of interest.

Please briefly describe on your interest in serving, on the BOD, your goals for the Association, and professional background.

See Attached

You may attach additional information regarding the information above or to support your candidacy no longer than a single page; and it must not contain anything defamatory, libelous or profane.

I request my name be placed on the ballot for the 2018 BOD election. I understand that a copy of this form, including any attachment will be mailed to all association members along with their ballot. I also understand that if elected, I am required to certify, in writing, that I have read and understand to the best of my ability, the governing documents of the Association and Chapter 116 of the Nevada Revised Statutes, within ninety (90) days of election.

Terril Retter
 Signature

9-24-2018
 Date

Candidate Statement

We bought our first house in Somerset in 2003 when there were only 24 residents and have lived here ever since watching the growth and change. We bought our second house in Sierra Canyon three years later. There are now over 3400 houses built with only about 150 remaining unbuilt lots.

Through most of this time the residents have looked to activities and growth that would benefit the entire community as most of us came from somewhere else looking for the place where community was important, positive and diverse. Now that our community is essentially complete, the needs and wants are changing.

We are still diverse, as Somerset is comprised a wide range of demographic groups including families with young children, to families with high school and college age children, to empty nesters whose kids have left to be on their own and seniors both active and not so active.

But it is not as clear that we continue to see the community as important for all or that we are as positive as when Somerset first started. Over the last 14 or 15 years we have seen growth but have lost some of the intimacy and friendliness that was so apparent in the beginning.

I am interested in seeing what can be done to enhance the community we have by listening to the desires, motivations, concerns and interests of our residents and then, with participation with others, identify actions to achieve them. At the same time, avoid actions that, while seeming to provide benefits, would actually wind up costing the community and its residents.

Some of the issues that I believe need attention, direction and leadership include:

- Consistency in the application of the rules of the community and with rational enforcement of those rules. Exceptions must have overwhelming evidence before granting them.
- The CC&Rs were developed 15 years ago and need updating to suit the current environment. Changing this is a daunting task and will require participation from people from all of the neighborhoods. But this task needs to be undertaken soon.
- Over the last few years, there has been good efforts to improve communications among the board, the SOA Management team and the community. However, there are still negative comments that communications are not adequate. We should undertake use of different channels for communicating with different segments of our community. Some like email, some printed publication and so on. Different channels, including social media, should be engaged to assure that everyone has access to relevant information.
- Participation in elections and voting on key issues impacting the community have been less than stellar. Usually there are less than 50% of our households voting on anything. Generally, this is because the majority of residents are happy and satisfied with the way our community operates. But there are a few important issues that we may face in the next few years where we need that attention and participation of the majority of home owners. .

As a new member of the SOA board, I will endeavor to generate improvements in each of these areas as well as other areas the community deems important.

Qualifications

- Education: BS and MS in engineering from Stanford and an MBA from UCLA
- Professional: 20 years of executive management experience with McDonnell Douglas (now Boeing), Hughes Aircraft, DHL and others.
15 years technology consulting with PwC Center for Technology Innovation
8 years owner and operator of an online retail store – Your Smart Kitchen
- Other: Treasure of the Redwood Shores Homeowners Association in Redwood City, CA