



**SOMERSETT OWNERS ASSOCIATION**  
**Board Candidate Statement**

**2020 Election**

The Annual Meeting of Members of the Somerset Owners Association will be held at 4:00PM on November 16, 2020. On the agenda will be a board election. Association members will be electing (3) three members to the all-owner board with both seats serving a two-year term.

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 October 2, 2020 to: The Club at Town Center, Attn: Board Election, 7650 Town Square Way, Reno, NV 89523.

Name (print in full): Mark Capalongan

Association Street Address: 8320 Split Rock Trail, 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. MAC
- Yes, I have a potential conflict of interest.

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

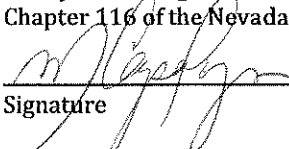
Please use the following lines to respond to the statutory requirements cited in I and II above.

I'm a local business owner with no connections, contracts or entanglements with the community of Somerset or it's association.  
My only connection to the Somerset Owners Association is as a homeowner.

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

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 2020 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.

  
 \_\_\_\_\_  
 Signature

September 15, 2020  
 \_\_\_\_\_  
 Date

If you have any questions, contact Ryan Fields, Community Manager, at 775-787-4500.

Mark Capalongan  
8320 Split Rock Trail  
Reno, NV 89523

### Candidate's Statement- Mark Capalongan

My experience is derived at the helm of several high-tech engineering companies the most recent of which we relocated to Reno last year. I have managed budgets similar in size to the SOA and produced a profit for 38 years straight. I have been fortunate to work with talented and committed individuals and through the years we've build something unique and valuable for the benefit of our customers, our employees, and stakeholders. I promote a corporate culture which values solution-oriented approaches and pragmatic ideals. We get stuff done. Conflict can be reframed as opportunity and the only real "win" is one where all parties benefit. Engineer and CEO.

As an aside to tech, I have also owned and operated a vineyard and winery serving as the primary vintner and winemaker for 24 years. It grew into a locally cherished landmark and "destination" property and was sold to a visionary group earlier this year. Owner, Winemaker, Vintner.

I have been married to my wife Sandy for 38 years who has been a great partner and supporter in our many ventures. We have one son (now grown) who serves in the Air Force. We've truly enjoyed living in Somersett and have decided to make this community of friendly people and great neighbors our permanent home.

If elected, I'd like to focus on some goals for the SOA:

- Let's put the litigation behind us, particularly when likely outcomes are not favorable or cannot be monetized. It is time to find practical negotiated solutions and stop enriching the attorneys at our expense. Major litigation only encumbers our homes with active lawsuit disclosures, making it more difficult to sell your home or get top value. The two largest outstanding lawsuits have never resulted in a single dollar recouped for our community but resulted in hundreds of thousands of dollars in legal fees. Let's look at practical alternatives that keep us out of court. Negotiated solutions are out there, let us commit to finding them with a new team and a new approach that focuses on win-win solutions.
- 
- The landscaping is the second largest line item in the budget. It needs better oversight and the board should have an intimate understanding the root causes of landscape problems, expenditures, and water waste.
- 
- Primary contractors like First Residential and BrightView need periodic qualified performance reviews and contracts that take this into consideration. We also need to look more closely at competitive bids when it comes time for renewals.
- 
- An investigation of best practices and comparisons of local success stories of other HOA's in similar communities in the Reno area. Let work with other HOA's out there to discover what ideas are working well, and what are not.
- 
- Clearer communication between the board and homeowners so that everyone has ample opportunity to understand ongoing issues and are enabled to be a part of the process for improvement. The board should obtain homeowner mandate for major issues and expenditures. The financial reporting needs to be clearer, more accurate, with high level reporting that is more easily understood by the community.
- 
- A more collaborative process when it comes to homeowner permits, approvals, and enforcement. While we benefit from community rules and standards, the way these are enforced can mean the difference between a

happy community and a dissatisfied one. Let us get away from punitive “us” versus “them” attitudes and work together more cooperatively. Let us stop celebrating enforcement actions and start to develop a culture that values cooperation instead of punishment. Homeowners of Somerset are highly educated, successful, and capable and it is not necessary to treat us like children. We all have common goals and we value our community. The SOA should have internal appeal process for independent secondary review. Our AGC approval process needs to be streamlined and simplified. Do homeowners really need to bring in paid professionals for simple improvements and landscaping projects? The SOA and homeowners should collaborate so we can get sensible and cost-effective improvements in our community.

- 
- Cost/Benefit analysis when it comes to prioritizing budget items, and a better understanding of what amenities the homeowners find the most important. In addition to enhancements, how can we better utilize the amenities we have?

I would appreciate your support and look forward to the chance to serve the homeowners of Somerset. This is a great place to live. With some forward thinking and a new leadership team we can make it even better.