



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

**2021 Election**

The Annual Meeting of Members of the Somerset Owners Association will be held at 4:00PM on November 15, 2021. On the agenda will be a board election. Association members will be electing (2) two 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 1, 2021 to: The Club at Town Center, Attn: Board Election, 7650 Town Square Way, Reno, NV 89523.

Name (print in full): Anna Olea-Moger  
Association Street Address: 1675 Cricketwood Cr, 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.

Am  
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.

Am  
Initials

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

N/A

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

See separate Candidate Statement  
Desire to serve community

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 2021 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.

Anna Olea-Moger  
Signature

9/23/21  
Date

If you have any questions, contact Ryan Fields, Community Manager, at 775-787-4500, ext. 332.

## ANNA OLEA-MOGER: 2021 SOA BOARD CANDIDATE STATEMENT

I'm Anna Olea-Moger and I'm running for the SOA Board.

### Here are my 3 top priorities:

1. **Keep dues low.** I applaud the current Board for its initial promise & follow through to actively manage the budget. The current Board slashed hundreds of thousands of dollars of spending, eliminated hundreds of thousands more in legal fees, and paid down the SOA debt by one million bucks. This is EXACTLY the kind of prudent money management that I will insist we keep in place. We can keep SOA dues as low as possible, while still providing exemplary services to all Somersett residents, and in particular to Sierra Canyon residents.
2. **Ongoing review of major contracts.** As a former City Clerk, it was my responsibility to review major contracts (expenses) and I was diligent at it and saved money. The current Board has reviewed (and successfully negotiated) BOTH of its \$1,000,000+ annual contracts; I'll keep working down the list to find more savings and better service!

The SOA Board's recent decision to become an internally-managed community has many benefits, including SUPERIOR responsiveness to residents and TIGHTER financial controls. As the SOA gets this going, might there be a WIN/WIN scenario where Sierra Canyon might participate too? There are about 2200 homes in Somersett, and another 1200 homes in Sierra Canyon. The overall management of 3400 homes would cost LESS than two separate management company contracts. Maybe consider joining forces and reducing costs for BOTH sides? It's worth a close look. The same might be said for landscaping services, which are a major expense for both the SOA and Sierra Canyon.

3. **Support the Events Committee.** I'm tremendously excited about supporting the new Events Committee. The recent Golf Cart Cruise, Spring Social, upcoming Wine Tasting and Holiday Gala are wonderful NEW events that all residents enjoy! I want more wonderful events for all Somersett residents: adults, couples and kids, regardless of where they live.

As to my qualifications, I'm a retired City Clerk with 40 years' experience. I was part of the initial transition team for a newly-formed city of Rancho Cordova, CA, where voters overwhelmingly voted to pull OUT of county control and form their own internal management. (Sound familiar?) I am passionate about full disclosure to and involvement of residents. Remember: the SOA Board **serves** the residents; it should not **dictate** to them.

My skills match up well with the new management team in Somersett, and I'm on the Transition Team and getting up to speed already. I'll add value by ensuring SOA board actions pass through the lens and hit the target of **resident-centered services**, always. I'm a people person; I listen well and I communicate well. I am a task hound and I focus on success and results.

As to my neighbors "over here," **Sierra Canyon deserves a voice on the SOA Board** and I'll be that voice. But I'll be a voice that works in concert with and **for everyone** in every neighborhood. We ALL live in Somersett. I'll work hard for everyone. Let's enjoy our wonderful community!