

SOMERSET ESTATES HOMEOWNERS ASSOCIATION

Maximizing Home Values, Quality of Life, Positioning as Premier Community

What's Up #24: March 13, 2019

Annual Homeowner Meeting: Next Week... Please Attend!

The First Annual Somerset Estates Homeowners Meeting will be held at 7:00pm, March 19, at Niwot High School. Please make plans to attend this important meeting. **If you are not able, please provide a proxy** so you can be represented at the meeting. (You may download and print a proxy from the website.)

The Annual Meeting will review actions taken over the last year, our current status, plans for the future and an election of executive board members. There will be a lot of information to help you understand where our community is headed. Please come.

A regular SEHOA Executive Board will be held at 6:30pm, March 12th at the Niwot Firehouse. SEHOA homeowners are always welcome to attend.

2019 Candidate Statements

As of March 12th, five homeowners volunteered to fill the five vacancies created due to the expiration of current board terms. **Statements by each of the five candidates follow.** Starting next year, executive board member terms will be staggered in accordance with our Declaration. Nominations from the floor will accepted at the upcoming Annual Meeting for anyone else who also wants to run for the board.

MARC ARNOLD

Barbara and I moved to Somerset Estates with our three young children in 2003. We love this community and have enjoyed raising our three children here. Our 20-year-old son is now studying engineering at Boulder CU and our 17-year-old twins are juniors at Niwot High School.

I currently serve as the SEHOA president and am proud of our community's progress over the last year to establish SEHOA and cultivate a friendly and constructive community culture. If re-elected to the board, I will help address the substantive unresolved issues that still remain ahead.

I came to the community following a business career of four decades as a serial entrepreneur, which gave me a broad range of knowledge and experience. My roles in senior management positions included:

Former Chief Operating Officer of HASCO International, a diversified services firm (commercial in-hospital photography, seasonal photography, retail store management) where I oversaw growth from 50 to more than 1,000 employees year-round and operations with more than 1,300 additional peak season employees; and,

Founder and Chairman/CEO of Angel Technologies, a high altitude broadband commercial wireless telecommunications start-up.

For the last year, I helped establish the Somerset Estates Homeowners Association, which took a surprisingly large amount of time and was very rewarding. Serving on the SEHOA board helped me connect with neighbors and develop friendships in the community. In my remaining time, I help guide the care for my elderly mother and am working to complete the final move and installation of "Lest We Forget: The Mission", a monumental memorial sculpture created by my late father to honor the more than 88,000 US Airmen killed in WWII, at the National WWII Museum in New Orleans this May.

I am an active investor in several businesses and serve on private boards of directors from time to time. I have a life-long interest in aviation, having flown aircraft ranging from gliders to jets. I currently operate a high performance self-launching sailplane based at Longmont. For personal growth, I audit courses at Boulder CU, am acquiring machinist skills and learning to draw the human form. My wife, Barbara, is an accomplished encaustic artist. We greatly enjoy having two teenage children at home and nervously look forward to being empty nesters soon.

I'd like to keep the community moving forward and am prepared to continue on the board.

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BILL HARRIS

WILLIAM T. "Bill" HARRIS III

After a fascinating three decades of travel with the State Department, my wife, Anita, and I returned to Colorado and moved to Strawberry LN last fall. We are both CU grads and always wanted to get back to the Flatirons. Our sons – Alec and Evan are grown men. Alec, lives in Washington DC with his wife and little son. He works in IT. Evan, teaches at a boarding school in Arizona.

Anita and I chose Somerset Estates after an intense search. Great house; great views – and obviously a community that cares about the future. I am presenting myself as a candidate for the Board to lend a hand, just as others have before me.

I view homeowner associations as fundamentally a bargain among the members. We all grant a bit of sovereignty over our property to the association. In return we expect that the beauty and value of our community will be protected and that our association will be positioned to meet the future. Board members are the stewards of this bargain. I can see how much has been accomplished in a very short time by the current Board to untangle SEHOA from SHOA. Important work lies ahead on common property, water rights and view corridor protection. I believe the most successful HOA's operate transparently and with a light touch.

As a career diplomat, I learned some valuable lessons about good judgment and how to negotiate. I would hope to bring those skills to the Board, if elected.

Thank you for your consideration.

PAULA HEMENWAY

Jim and I moved to Strawberry Lane in 2014. We have two teenage boys – one at CSU and one at Niwot High School. I have been on many volunteer boards and committees for schools, Boy Scouts, and church. Besides being Treasurer on the SEHOA board, I am on the board of the Niwot High School Education Foundation. I have a degree in chemical engineering and an MBA and have worked professionally as a research manager and a business consultant.

I was elected to the SEHOA board in 2018 after serving on the Declaration

Committee established by the joint association. My two key goals for the past year were 1) to get governing documents and a budget in place that would put our association on a firm footing and 2) to help build relationships throughout the community so that Somerset Estates is a friendly neighborhood where people want to live, and not just a collection of homes. Progress on this second goal is what motivated me to do the work for the first goal. I have enjoyed working with our initial board and getting to know people throughout the neighborhood as we've addressed various issues, with some fun social events along the way.

For the upcoming year or two, the board and association will need to come to an agreement with SHOA on a long-term water plan, complete a reserves study, and develop a master plan for maintenance and capital projects to upgrade the common properties. We need to develop a multi-year financial plan to address each of these areas. If re-elected to the board, I plan to contribute to each of these endeavors.

Thank you for your consideration.

MARK JENSEN

Mark Jensen is a member of the Board of Directors and Audit Committee Chairman of Lattice Semiconductor Corporation, a public company listed on NASDAQ, which is the leading provider of customizable smart connectivity solutions. He is a member of the Board of Directors and Audit Committee Chairman of ForeScout Technologies, Inc, a public company listed on NASDAQ, that is a leading Internet of Things (IoT) security company. He also serves as a member of the Board of Directors and Chairman of the audit committee of Control4, a public Company listed on NASDAQ, which is a leading global provider of smart home solutions.

He previously was a member of the Board of Directors of Unwired Planet, Inc., a public company listed on NASDAQ where he served as Chairman of the Audit Committee and a member of the Compensation Committee.

He served as the U.S. Managing Partner-Audit and Enterprise Risk Services, Technology Industry and the U.S. Managing Partner-Venture Capital Services Group at Deloitte LLP. Prior to joining Deloitte he was the CFO for Redleaf Group and prior to that, a partner with Arthur Andersen LLP where he was the Managing Partner of the Silicon Valley Office and also led the Global Technology Industry

Practice. Mark is a certified public accountant licensed in Colorado and California.

Diane and I and our dog Murphy have lived in Somerset since 2013 when we returned to our home state of Colorado where both of us grew up. I believe that we have a unique community and would like to see substantial improvement in our infrastructure and in our physical appearance and appeal. Beyond that I would like to encourage a strong sense of community and pride of ownership which will contribute to our overall quality of life and create a strong sense of satisfaction knowing that our investment here is secured.

HERB MCPHERSON

My wife, Shalia, and I have been owners in Somerset Estates since 1995, when we purchased our lot on Snowberry Lane; we have been residents since 1997 when we moved our young, at the time, family into our home. Our three children are now adults, out of college and spread across the country from California to Pennsylvania and New York. During the 22 years we spent raising our family in Somerset, my wife and I, have supported this neighborhood by serving on the Board of the Somerset Homeowner Association and the Board of the Somerset Swim and Tennis Club. In addition, we have supported our community by being active in Niwot Youth Sports, The Niwot Community Association, Niwot Frontier Days, Niwot High School athletics and finally, my serving as a Board member of the Niwot High School Education Foundation (2007 - 2012). As you can see, we are fully vested in this neighborhood and community!

My professional career has been in the Financial Services industry, starting in 1975. The two longest tenures being with SEI Corporation NASDAQ - SEIC in Philadelphia for 18 years and then 23 years with Investors Independent Trust Company in Boulder, which my wife and I founded in 1996. Three years ago our firm merged with Midwest Trust Company, in Overland Park, KS where I am employed full-time as Executive V.P. and Managing Director of Colorado. Over the course of my 44 years in the trust industry, I have served on two National Association Boards for 6 years each; on a Colorado Association Board for another 12 years and the Boulder County Estate Planning Counsel Board for an additional 5 years. During my service on these four Boards, I acted as President of each, for 16 of the 29 years.

Having always viewed Somerset as one neighborhood, I was disappointed in the 2017 Court ruling that broke Somerset into two distinct Home Owner

Associations. Last year, when the formation meeting was held to establish the SEHOA, I offered my name as a candidate for the Board, but was not elected. Despite this, I have remained interested and involved in the activities and actions of the SEHOA Board, attending most Board meetings. I have been impressed by the Board's thoroughness, diligence and greatly appreciate their hard work to get our new HOA up on its feet. I remain interested in serving the neighborhood by joining the Board for its second year. I am familiar with many of the challenges which still need to be addressed and believe, if elected, I can make a positive contribution.

For the reasons outlined above, on the 19th of March, 2019 -the 22nd anniversary of my first election to the Board- I humbly ask for your vote, once more.

2019 Architectural and Landscaping Standards Approved

Newly updated Architectural and Landscaping Standards were adopted at the March 12, 2019 board meeting. This culminated a series of steps that spanned four months including distribution of draft standards, newsletter articles, multiple presentations at board meetings, a community survey and extensive discussion with homeowners by board and ACC members. We thank the many homeowners who participated in the process and helped us with this challenging project.

The new Standards are now posted on the SEHOA website in two locations: Under the ACC tab and the Library --> Governing Documents tab.

This is a significant step forward for our community. The new standards were written to be easier to understand and better serve the needs of a mature community. We believe these revised standards will serve us for many years to come.

Upcoming Events at a Glance

Mar 19, 7:00pm - SEHOA Annual Homeowner Meeting at Niwot High

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Mar 26, 6:30pm - Regular Board Meeting at Firehouse

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April 19 at 11:15am - Book Club Meeting at the home of Anita Harris, 8442

Strawberry Lane

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(These dates are subject to change, please check website for change notices.)

Contact SEHOA

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Anonymous Survey

Go ahead... tell us what you really think!

[Click to send an anonymous message to the board](#)

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