CHECK THE RECORD

A $15 million pool? Here is what the emails show.

A video making the rounds on Nextdoor says I tried to push a $15 million pool complex. Voters deserve the full picture, so here is the paper trail.

1 What I actually proposed

On September 10, 2025, I sent a short letter, titled **"What if..."**, asking that the newsletter share an idea for the last two Town Center parcels. Instead of a $1.3–$1.7 million gazebo and park, **could we plan, over several years, an indoor pool and exercise facility the community can use year-round?** I closed with: *"At the very least, we should give Somersett a choice."*

2 Where the "$15 million" came from

Not from my letter. No design had been drawn, so there was no real price. The number showed up in the reply from Jacob Williams:

> *"...a facility of that scale—costing an estimated $15–20 million..."*
> JACOB WILLIAMS, EMAIL, SEPT. 10, 2025, 1:47 PM

3 The letter never reached you

I asked to have it printed in **Happenings**. It was declined, with the reply that it could not go through the community's official channels. I answered that I was glad to use correct numbers, but that nobody could price a building that had no plans. The response:

> *"Even if it was 5 million my previous comments stand."*
> JACOB WILLIAMS, EMAIL, SEPT. 10, 2025, 3:21 PM

Asking *what if* is not a vote, and it is not a $15 million plan. It is a question I wanted put in front of residents because several Somersett residents inquired about it.

Ask questions. Read the emails.
I believe in being open with neighbors, including when we disagree. The full letter and the emails, word for word, are on the back.

Voting opens October 28.
Ballots are due November 18 by 3 p.m.

BILL O'DONNELL FOR THE BOARD
VisionForSomersett.com

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Read it for yourself.

My letter, "What if..." SENT 12:56 PM

Living here in Somersett has great advantages. Its amenities, clean air, outstanding views, great community events, and more, make Somersett one of the best, if not the best community in northern Nevada.

We have an opportunity to make Somersett even better. Here is a little history. When I was elected to the board, over four years ago, I found that the association owned two half acre parcels in front of the two buildings at the town center. Each board member had his own idea as to what we should do with the land. Two surveys were sent out for the community to determine what should be built on the vacant parcels. The first survey asked if the community would like an indoor pool or an indoor exercise facility for things like pickle ball or basketball. The survey also asked if the community was willing to pay for such a facility. The answer to the first question was a resounding yes, the answer to the second question was a no. But, what if we could build an indoor pool and exercise facility without having to raise assessment dues?

The parcels, out front, are the last parcels of land that Somersett can develop. Building a park-like area with no bathrooms across the street from a city park seems redundant. We need to think big, think success, think rich and think value. This is our home and we have over 1 million dollars in the capital improvement account. Do we really need to spend it right now? What if we could plan a long range solution, and build an indoor facility to showcase Somersett without an increase in assessments.

Here is how it would work. With the present capital account balance we could institute a 3 to 5 year plan to raise additional funds in the capital account to half of what is necessary to build an indoor pool and exercise facility. When the existing Golf Courses loan is paid off, we would have enough money to build the balance of the structure without a change in assessments. The capital account is funded by home sales and with the lowering of interest rates; home sales increase and the prospect of borrowing at a reasonable rate is truly possible. The capital improvement fund keeps growing. The good news is, if we wait until the loan is paid off, the excess assessments could be converted to a payment for a construction loan with no increase in assessments.

With the prospect of paying more association dues for the Gazebo and park this year, it may be time to revisit the idea of a park and wait until we have more funds to build an indoor facility that we can use all year round.

Highest and best use...

We have an asset that could be developed to benefit all homeowner values. You certainly wouldn't buy a building lot that cost $500,000 and build a 900 square foot home on it. You would never get your money back. The same is true with the vacant parcels at the town center. Once we start to develop the parcels with anything that does not take into account the value of the land, we will have forever lost that opportunity to enhance our community. Every realtor who shows a home to buy in Somersett drives them by the Town Center to show off the amenities. Each amenity creates more value for your home.

Board meeting discussion...

At the last board meeting we were presented with the cost to build a gazebo and a water fountain for the two parcels. It was $1.7 million or $1.3 million without bathrooms and a fountain. We hired an architect last year (prior to my present time on the board) for $75,000 to draw the gazebo and the fountain. There were no other options presented at the board meeting. I think, before we solidify this decision, we need to explore building a facility that will enhance the values of all of our homes. At the very least, we should give Somersett a choice.

Maybe, there is an option to finish the parcels with temporary turf for a couple of years. This would beautify the area without a large cost.

Finally...

I believe we should make sure that Somersett develops the last parcels into the highest and best use instead of a park. What if we could build a facility like an indoor pool and exercise facility and use the funds from the capital improvement fund without raising your assessments? It is possible.

Bill O'Donnell, Somersett Board Member

The replies, in order ALL ON SEPTEMBER 10, 2025

1:47 PM · JACOB WILLIAMS, TO ME

"Several months ago, I offered you the opportunity to share your personal opinion with the community, and my comment at the last board meeting was simply that you hadn't taken that opportunity. I still have no issue with you voicing your views; however, what you've drafted below contains significant inaccuracies and therefore cannot be distributed through the community's official communication channels.

The newsletter must reflect factual, truthful information about current projects and financial realities. Misrepresenting the scope of a project or suggesting that a facility of that scale—costing an estimated $15–20 million—could be built without increasing assessments is not accurate and cannot come from the Association. Neither I, nor the rest of the Board, would approve such messaging. You are welcome to share your perspective in other ways, but official publications must meet the standards of accuracy and clarity required of the Association."

3:03 PM · MY REPLY

"I have no problem with using the correct numbers. However, your estimate of 20 million is because you have a good idea of what the facility would cost when you don't even know what the design would be. You didn't even know what the current project would cost..."

3:21 PM · JACOB WILLIAMS, TO ME

"Even if it was 5 million my previous comments stand. Your project idea should be able to stand on its own merits without misrepresenting another in the process or the funds required to build it. As the saying goes, 'You don't need to dim someone else's light to make yours shine brighter.'"

My letter is complete. Replies are copied from the emails, and "…" marks where I left text out for space. The full threads are available on request.

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