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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

Kelly Valadez

May 2, 2021

To Whom it May Concern;

I am writing this answer in regards to the letter you sent with the allegations of misconduct on signing checks when I was on the Board of Directors of Riverwalk several years ago within the 30 days you requested. At that time, our management company was FCCMI. This letter is a response to the Real Estate Division by a complaint filed against me (then President) of the Association by Joseph "Jay" Burgess, who is no longer with us as he passed away last year. FCCMI (our management company at the time) instructed Jay Burgess (a homeowner) to cease and desist his patrolling activities of Riverwalk and was reprimanded by FCCMI due to his actions with his gun and going into the backyards of owners. Thusly since he was reprimanded, he filed a complaint against me who was advise by FCCMI to stay away from Jay Burgess completely, but as I did mention, he is now deceased.

I will now start answering your questions in your recent letter, case # 2017-2427:

We can't subpoena Jay since he is now deceased and FCCMI is no longer our management company.

As FCCMI was at that time the manager (Tom Kelly), he would bring checks to my home to sign them, then take them to a secondary Board member for signing if required. As for checks made out to Paragon and Kristi's Promotions, they were contracted by FCCMI to aid in the upkeep of Riverwalk. As President, I was brought these checks to sign at the direction of FCCMI. FCCMI, being the management company for the Board, I signed the checks because the other two Board members were either away or not at my house when they brought the checks over and would go to get the second signatures (supposedly) on those checks. Now, this complaint has been in process over several years. The Board is still made up of 3 people of which I haven't been a member of since April 2020 due to health reasons. The current management company is Cornerstone.

In regards to case # 2017-2427, I believe no disciplinary action should be filed against me, as I was operating under the direction of FCCMI and the other management company Cornerstone. The management companies directed our responses and held our meetings in accordance with the Real Estate Division's guidelines, and they were the companies responsible for checks written and signed by Board members in accordance with the Nevada State Laws at that time. The President of the Association who took over the 2017 (Abad Perez) signed checks up through him being President until 2018. Since my tenure was from 2011 through 2020, I was involved with Board activities, not because I wanted to, but we couldn't get anyone to run for the Board until our current President who was elected in 2020. You can reach me at (702) 437-2318 24 hours a day if you need additional information prior to your meeting by telephone upcoming on Tuesday June 1st, 2021 at approximately 9:00am.

Sincerely,

Richard F Bianco