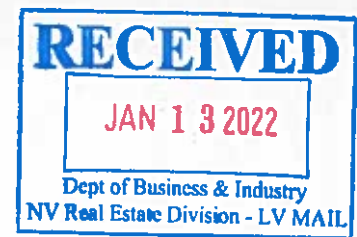


NRED Commission  
3300 W. Sahara Ave. #350  
Las Vegas, NV 89102



Dear Commissioner,

While gathering information to present to the courts regarding our defense from the present Vistana BOD, I came across some additional reports that I am now assuming that the Ombudsman's office may not have received. This occurred just prior to our removal from the Vistana Board. We were in negotiations with First Service to recover the money spent by Vistana to defend my BOD for allowing Vistana's First Service CAM, Rossie Orozco. This dealt with the towing of vehicles at Vistana. We were advised by our attorneys that they were close to an agreement Between First Service and Vistana, and as required by law, the Vistana homeowners would not have to pay any money for the defense. We were aware of and agreed to this course of action.

The Vistana BOD became aware of additional violations of law by our than current First Service CAM, Lynn Blaylock. We discovered that she intentionally falsified our June 14, 2018 monthly Board meetings. Unfortunately we didn't discover it immediately. Attached are the actual minutes signed by our Secretary, Anthony Kneip on July 17th, 2018. What First Service CAM, Lynn Blaylock submitted to First Service's office were the unsigned minutes. These were received on July 18, 2018 and also attached.

Please compare the Homeowner Correspondence & Appeals sections. As we discovered apparently when Ms. Blaylock didn't like the Vistana BOD decisions; she took it upon herself to have the First Service accounting department submit her will rather than what the Vistana BOD decided. Once these illegal minutes were identified I immediately contacted First Service Vice-president, Metrius Fair. I pointed out that Ms. Blaylock claimed she also contacted our attorney and basically covered for the previous First Service CAM, Rosie Orozco. This was the same CAM convicted for the towing issues.

According to the internet, First Service is currently supplying CAM's to approximately 370 HOA's. The internet also indicates that there are almost 3,000 HOA's in Nevada. That means that First Service is supplying over 10% of the

CAM's in the state of Nevada. I explained to Mr. Fair that as a retired Federal Special Agent there were numerous Federal felonies committed on this one document alone. Mr. Fair stated that he would immediately report this to the NRED's Ombudsman's office. During the immediate months that followed this issue a number of homeowners requested our new First Service CAM, Mr. John Rhoades to reduce or eliminate totally minor fines the way Ms. Blaylock did.

After a couple of months went by I had an occasion to ask Mr. Fair what had happened to Ms. Blaylock by the NRED Ombudsman's office. His response was that First Service hadn't had any response from the NRED Commission yet. He stated he would notify me when he heard anything. It was right after this that we were removed from Vistana BOD.

I have other similar issues with First Service however they don't fall within the one year time frame that form #530 required. It is now apparent that the reliance on CAM's keeping the Vistana BOD from violating NRS 116 rules is not working. These and other violations are well within Nevada State guidelines for prosecution. Please contact me if you need further information.



Lynn Williams  
562 708-5178

1/13/22



**Vistana Condominium Owners Association, Inc.  
Executive Board of Directors Meeting Minutes**

*7/18/18  
Personal  
11:57 A.M.  
From Lynn's  
Personal Computer*

**VISTAÑA CONDOMINIUM OWNERS ASSOCIATION  
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
June 14, 2018**

**DIRECTORS PRESENT:**

Lynn Williams, President  
Anthony Kneip, Secretary

Victor Chill, Director  
Ardyce Nelson, Vice President

**DIRECTORS ABSENT:**

Carlos Aguirre, Director

**OTHERS PRESENT:**

Lynn Blaylock, Community Manager, FirstService Residential

Upon notice duly given in accordance with NRS.116, the Board of Directors of Vistana Condominium Owners Association held an Executive Session Board of Directors Meeting on June 14, 2018 at the Community Clubhouse, 7181 S. Durango Dr., Las Vegas, Nevada 89113 prior to the Board of Directors Meeting.

**QUORUM/CALL TO ORDER**

A quorum was present, and Lynn Williams called the meeting to order at 4:31 p.m.

**LEGAL**

Rich Haskin was present and provided an update regarding the current cases he is working on for Vistana. This includes the cases against the coconspirators in the Leon Benzer phase and the recent NRED case.

**APPROVAL OF MINUTES**

The Board was presented with the Executive Session minutes from May 10, 2018. Lynn Blaylock asked if everyone had a chance to read over the minutes. Anthony Kneip made a motion to approve the minutes of the May 10, 2018 Executive Session Board of Directors meeting as presented. Lynn Williams seconded the motion. The motion carried unanimously.

**DELINQUENCY REPORT & BAD DEBT WRITE OFF**

The Board reviewed the delinquency report. Lynn Blaylock stated that there were 23 owners that were delinquent at this time.

**COLLECTION REPORT**

Lynn Blaylock reported that a few new accounts were sent to Red Rock this past month. Currently there are a total of 6 unit owners in collections. The Board discussed these accounts. The question was asked if unit 7163 #309, the account with the largest balance, had a mortgage. Unfortunately, we do not know this information at this time. No further action was taken.

**HOMEOWNER CORRESPONDENCE & APPEALS**

Lynn Blaylock stated that there were a couple of requests submitted during the last month. The first was from the Helen Zobotkine from 7159 Unit 203. Helen is the property manager for this unit. Her letter contained a request to have the fines on this account for short term



Vistana Condominium Owners Association, Inc.  
Executive Board of Directors Meeting Minutes

7/18/18  
11:57 A.M.

For Lynn Personal Computer

VISTAÑA CONDOMINIUM OWNERS ASSOCIATION  
EXECUTIVE BOARD OF DIRECTORS  
June 14, 2018  
Page 2

rental waived. Lynn Blaylock reported that the account was compliant as of February 7, 2018. The Board of Directors discussed this request. Lynn Williams made a motion to waive \$3,000 of the \$13,000 in fines assessed to the account. Anthony seconded the motion. The motion carried unanimously.

-The next request was from Nick Smallwood. This unit was fined a total of \$1,400 for ceramic tile. After reading the request, Lynn Williams made a motion to waive \$1,200 of the fines. Anthony seconded the motion. The motion carried unanimously.

-The Board then reviewed a request from Mark Crowe. This unit was fined for a couch that was on the patio area of the unit for months. The total fine assessed before the unit became compliant was \$700. Anthony made a motion to waive \$500 of fines. Lynn Williams seconded the motion. The motion carried unanimously.

-The final request was from Yuko DuBois and Dan Arcotta Jr from unit 7151 # 202. This request was to remove fines and consider the matter of laminate flooring in their unit closed. The letter included information relating a conversation the owner had with the previous manager, Rosario Orozco. They were under the impression that the matter was closed at that time. Lynn Blaylock stated that she had spoken to Matt Grode, attorney for the association, and he advised that the HOA close the matter. The Board instructed management to close the matter and document accordingly so that the matter does not resurface again in the future.

**LEGAL**

Lynn Williams met with the law firm the day prior and provided an update regarding the active lawsuits for Vistana. Lynn also reported on the court case involving the Deputy Attorney General, Michelle Briggs that took place a couple of weeks earlier. Lynn Blaylock mentioned that the updated information for the Higher Ground case was included in the Board Packets and asked if anyone had any questions.

**SCHEDULE NEXT MEETING**

The next scheduled meeting was already noticed to all owners and is set for July 12, 2018.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 5:56 p.m.

Respectfully submitted for Board review and approval:

Approved,

\_\_\_\_\_  
Board Secretary

**Vistana Condominium Owners Association, Inc.**  
**Executive Board of Directors Meeting Minutes**

7/17/18  
4:41 P.M.  
given to Alma

**VISTAÑA CONDOMINIUM OWNERS ASSOCIATION**  
**EXECUTIVE SESSION BOARD OF DIRECTORS MEETING**  
**June 14, 2018**

**DIRECTORS PRESENT:**

Lynn Williams, President  
Anthony Kneip, Secretary

Victor Chill, Director  
Ardyce Nelson, Vice President

**DIRECTORS ABSENT:**

Carlos Aguirre, Director

**OTHERS PRESENT:**

Lynn Blaylock, Community Manager, FirstService Residential

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**QUORUM/CALL TO ORDER**

A quorum was present, and Lynn Williams called the meeting to order at 4:31 p.m.

**LEGAL**

Rich Haskin was present and provided an update regarding the current cases he is working on for Vistana. This includes the cases against the coconspirators in the Leon Benzer phase and the recent NRED case.

**APPROVAL OF MINUTES**

The Board was presented with the Executive Session minutes from May 10, 2018. Lynn Blaylock asked if everyone had a chance to read over the minutes. Anthony Kneip made a motion to approve the minutes of the May 10, 2018 Executive Session Board of Directors meeting as presented. Lynn Williams seconded the motion. The motion carried unanimously.

**DELINQUENCY REPORT & BAD DEBT WRITE OFF**

The Board reviewed the delinquency report. Lynn Blaylock stated that there were 49 owners that were delinquent at this time. Lynn Williams asked how many units were in arrears for a thousand or more. Lynn Blaylock stated that the Association of 31 units in arrears for a thousand or more. These units have balances that include assessments, fines, and other charges.

**COLLECTION REPORT**

Lynn Blaylock reported that a few new accounts were sent to Red Rock this past month. Currently there are a total of 6 unit owners in collections. The Board discussed these accounts. The question was asked if unit 7163 #309, the account with the largest balance, had a mortgage. Unfortunately, we do not know this information at this time. No further action was taken.



**FirstService**  
RESIDENTIAL

Arville Office  
nevada.fsrconnect.com/vistana

8290 Arville Street | Las Vegas, NV | 89139  
phone: 702.940.7068 fax: 702.737.3360



**Vistana Condominium Owners Association, Inc.**  
**Executive Board of Directors Meeting Minutes**

**VISTAÑA CONDOMINIUM OWNERS ASSOCIATION**  
**EXECUTIVE BOARD OF DIRECTORS**  
**June 14, 2018**  
**Page 2**

**HOMEOWNER CORRESPONDENCE & APPEALS**

Lynn Blaylock stated that there were a couple of requests submitted during the last month. The first was from the tenant in unit 7139 #201, Alexis Fukuda. She is requesting that the Association purchase a barbell and have that in the gym for residents to use on the Smith machine. The Board Members discussed this. The concern of all Board Members is for safety. A free barbell could possibly cause injury since it would not be affixed to the machine. The Board all agreed to write a letter to the tenant denying this request.

The next request was from Helen Zobotkine from 7159 Unit 203. Helen is the property manager for this unit. Her letter contained a request to have the fines on this account for short term rental waived. The Board of Directors discussed this request. Based on the history with this unit, the Board agreed that this request would not be granted. No further action was taken.

**LEGAL**

Lynn Williams met with the law firm the day prior and provided an update regarding the active lawsuits for Vistana. Lynn also reported on the court case involving the Deputy Attorney General, Michelle Briggs that took place a couple of weeks earlier. Lynn Blaylock mentioned that the updated information for the Higher Ground case was included in the Board Packets and asked if anyone had any questions.

**SCHEDULE NEXT MEETING**

The next scheduled meeting was already noticed to all owners and is set for July 12, 2018.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting adjourned at 5:39 p.m.

Respectfully submitted for Board review and approval:

Approved,

Board Secretary



**FirstService**  
RESIDENTIAL

Arville Office  
[nevada.fsrconnect.com/vistana](http://nevada.fsrconnect.com/vistana)

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