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Dept of Business & Industry
NV Real Estate Division - LV MAIL

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 Vistama'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 F. Williams

Lynn Williams
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1/13/22