

BRAD ROBERTS, VIOLATIONS

Term expires: 2025

Kudos to jen for what was a massive project with little thanks. it looks amazing.

The violations director is something like the opposite of a flower delivery person. However, I've enjoyed getting to meet neighbors and most are understanding of the role and what it means to the association. Particularly I've enjoyed getting to know the ins and outs of the Rim better and I'd encourage everyone to take a turn on the board at some point. I'm glad I did. I have two more years involved and in general I know our dues are too cheap resulting in deferred maintenance and will continue to vote for accelerated repairs and improvement.

The board makes the rules and makes decisions on appeals. The violations director distributes and tracks the violations and the appeals, so if you hear from me please know I don't have discretion on what has occurred. I'll help you if there's a miscommunication or error, and I'll help organize your appeal.

Details are logged for review in the meeting minutes, but the salient issues that come to mind:

- Rental registrations that were intentionally or unintentionally not recorded are the most prevalent issue. We audit all rental property listings on airbnb/vrbo and cross-check with registrations and issue violations accordingly.
- New gate system will shift visitor access to a random pin code and will reduce some of the access issues and integrates with the rental registration part of the portal.
- Active reporting by membership is incredibly helpful, unless it's both vague and late. We've been able to put literal fires out with minutes notice, but have a hard time with "there was noise by a guy with a red truck a couple weeks ago".
- 99% of the member interactions have been fantastic.
- Fires during burn bans result in an immediate fine.
- Dog poop not picked up can end up kicking up into our Groundskeeper's faces. Please report!
- If you see a rule that doesn't make sense, feel free to ask because multiple have been adjusted based on member feedback.
- Our dues and fines are cheap. Be thankful.

With the clubhouse open I'm sure there will be issues of short term rental guests sneaking in. As we work to minimize that possibility, please introduce yourselves to your neighbors at the entrance versus allowing a tailgater!

Brad Roberts, Violations Director

email: Violations@mtbakerrim.com