

HGMD RV Lot Committee Report for October 9, 2023 at 1:00 p.m.

I. Chair's Report

- A. Once a quorum was met the meeting was called to order at about 1:10 p.m. Attending in person: Forrest McClure (chair), Al Lindeman, Tom Sandquist. Attending via Zoom: John Guise, Tom Parko.
- B. An on-line police report was made by the chair concerning a break in through the fencing in the southwest corner of the lot nearest space number 74. Photos of the suspects were recovered from one of the trail cameras in the lot and were uploaded with the report. APD case number 2023-805904.
- C. The meeting was disrupted at approximately 1:15 p.m. by a resident who rents a space in the RV lot for his boat. He was upset that the front office would not give him a gate opener without him providing proof of insurance and other required information. He claimed that information was constitutionally protected and refused to provide it. The chair advised him that the issue was contractual and not constitutional and offered to look into it, but that failed to placate him, and he went into a rage where upon he left the board room and returned to the front office where he was confronted by HGA Security which resulted in the resident being disarmed and handcuffed. The Clubhouse was placed in lockdown. Aurora Police responded and took the resident into custody.
- D. The committee resumed its meeting at about 1:45 p.m. but without a quorum as one member had left. The remaining agenda items were discussed but without action taken.
- E. Trail cameras in the lot have new locks and straps. Keys were given to members Allen Lindeman, Forrest McClure, Lynn Nicholson, Glenn Riggs and Tom Sanquist and HGA Security Department.
- F. The 4G cellular security camera has been returned to Amazon. The latency was slow. The standard definition videos were only fair, and the still photos were very low definition, but the payment plan for the cellular data plan was suspicious and that ended the trial run. However, the test was successful in that it proved that a cellular security camera is a viable option to a hard-wired camera.

II. Unfinished business

- A. Should non-resident owners be given resident rates? This issue was settled when the Board approved the committee's amended Procedure Memorandum, which reads in part, "If Lessee is a resident of or owner of property in HGMD and moves away from or sells their property in Heather Gardens, the Lessee and Lessor hereby agree that this Agreement shall remain in effect but shall be automatically amended such that Rent is converted to the then current rate applicable to non-residents/non-owners." Language in the RV Lot Fact Sheet will be changed to conform with the PM (see amended language in red, on the attached fact sheet). Since the definition of a lessee was made by the Board, no vote or action of the committee was needed.

III. New business.

- A. Security Lighting: Evaluation of Amazon solar streetlight. Tom Sanquist reported that the test light does not provide sufficient light because of where it is located, too near to a tree and the solar panel cannot completely charge the battery for the light to provide illumination through the entire night. The light will be relocated to a more sunny spot. The motion detection does not appear to be working either.
- B. It was decided to table the idea of using Wi-Fi cameras with a cellular router.
- C. While the committee could not vote for or against a Sensera security camera system, the chair will still give the quote from Sensera to the board for its consideration.

IV. There were no public comments on non-agenda items and the meeting adjourned at 2:15 p.m.

V. The committee's next meeting will be on November 13th at 1:00 p.m. in the Board Room.

**RV LOT COMMITTEE
PROCEDURE MEMORANDUM 1
ATTACHMENT 3 - RV LOT FACT SHEET**

Features:

- Capacity of 74 spaces
- Uncovered spaces for vehicles 20 ft. to 38 ft.
- Wide-drive aisles
- Six-foot security fence with three strands of barbed wire around the top
- Remote-controlled gate
- 24/7 security patrol
- 24/7 access
- Dump station (water and electricity outlet available)
- Entire storage facility is paved and lighted at night.

Rental Rates:

Space (Length)	Property Owner and/or Resident	Neither an Owner or Resident
38 feet	\$137 per quarter	\$411 per quarter
36 feet	\$119 per quarter	\$357 per quarter
34 feet	\$112 per quarter	\$336 per quarter
30 feet	\$ 99 per quarter	\$297 per quarter
25 feet	\$ 83 per quarter	\$249 per quarter
20 feet	\$ 66 per quarter	\$198 per quarter

Rental Payment: Rent must be paid on a quarterly basis. Checks can be made payable to:

Heather Gardens Metropolitan District (HGMD)
Attn: RV Lot
2888 S. Heather Gardens Way
Aurora, CO. 80014

Access Ability: A Lessee has access to the RV facility on a 24-hour basis.

Insurance & Registration: Proof of insurance and registration of vehicle in the name of the lessee shall be provided on all vehicles. The Lessee shall provide current copies of this information.

Administration: The Heather Gardens Association Resident Services Coordinator will be responsible for lease preparations, collections, refunds, gate opener, etc. Telephone inquiries may be made by calling (303) 755-0652. Waitlist: A waitlist will be maintained by the District. Once a person is offered an appropriate size space for the vehicle in the RV lot, a Lease must be executed within three (3) business days or be placed at the end of the respective waitlist.

Adopted _____

1 of 1

RV Lot - 1

Attachment 3