

RV Storage Lot Committee Report for April 8, 2024  
in the HG Clubhouse Board Room

- I. Meeting called to order at 1:00 p.m. Attending: Forrest McClure (chair), members, Roy Ferguson, Tom Sandquist, John Guise, Len Robinson, Lynn Nicholson, and Lee Nicholson. Guests attending in person, Craig Balwin (HGMD Director). Guests attending via Zoom, Mike Pula, and others.
- II. Chair's Opening Remarks
  - A. An approval from the US Army Corps of Engineers has been received regarding their fence on the southwest side of the lot (see attached letter). The USACE stipulations were discussed at length.
  - B. Resident Service Coordinator Ashlei Finney has provided an updated RV Lot renters list. She requests that the list remain confidential for the time being.
- III. Unfinished business
  - A. Dump Station City Codes and Industry Standards: Len Robinson contacted the city and confirmed that there are no city or county codes specifically regarding the installation of dump stations. Len conferred with Jon Howell, HGA Maintenance Facilities Engineer, and confirmed that there is only one water source of supply to the faucets.
  - B. Space Assignments: Motion to recommend to the HGMD board by Len Robinson and seconded by Tom Sandquist to amend the HGMD RV Lot Space Rental Agreement by adding item number "20. Lessee agrees to move to another Space at the request of management for the purpose of matching the size of the RV to the appropriate size of the Space to be rented. Such adjustments will only be made quarterly." 5 members voted to approve and 1 member voted to disapprove. Motion approved and attached to this report.
- IV. New business
  - A. From Craig Baldwin, Contracts Coordinator, "We are recommending the RV gate be raised and a new concrete/asphalt drive be installed in order for the gate to be above ground. The pitch of the new drive is recommended to be 1 inch to each foot. This would keep any size R.V. from scraping when entering and exiting. A bid has been requested of AJI for the cost of raising the gate." After discussion no motion was made to adopt this recommendation. Alternatively, the idea of turning the gate around to open in the opposite direction was discussed. This spurred a discussion about adding additional fencing in that area to accommodate the gate opening in that direction. However, Chair and member Tom Sandquist examined the gate the following day and the cantilever design of the gate will not allow this. In conclusion we recommend that no changes to the gate or amendments to AJI's fence proposal be made.
- V. Announcements
  - A. Member Roy Ferguson stated he will be gone from June 9<sup>th</sup> to July 8<sup>th</sup> and had concerns about his RV needing to be moved when AJI replaces the fence next to where he is parked. At this time we do not have a timeline from AJI to advise Roy or anyone in a similar situation.
- VI. There were no public comments on non-agenda items.
- VII. Adjourned at 2:35 p.m.

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RV Storage Lot Committee Motion

- A. Motion to amend the HGMD RV Lot Space Rental Agreement by Len Robinson:
- B. I move to recommend to the HGMD Board that they add to the [HGMD RV Lot Space] Rental Agreement item number "20. Lessee agrees to move to another Space at the request of management for the purpose of matching the size of the RV to the appropriate size of the Space to be rented. Should this result in a decrease of rent an adjustment or partial refund will be made, but in no event will rent be increased for the remainder of the quarter."

Seconded by Tom Sandquist.

Lynn Nicholson moved to amend the motion by replacing the last sentence with, "Such adjustments will only be made quarterly." Robinson agreed to the change.

- C. 5 members voted to approve, and 1 member voted to disapprove.
- D. Motion approved.

Rationale: The purpose of this addition to the Rental Agreement is to provide a means of fitting an RV into an appropriately sized Space. Currently there are very small RVs in the larger spaces and large RV's in too small a space. Management has no other guidelines or rule to follow to rectify those situations.

Chair's signature: *Forrest McClure*

Dated: April 8, 2024



**DEPARTMENT OF THE ARMY**  
CORPS OF ENGINEERS, OMAHA DISTRICT  
TRI-LAKES PROJECT  
9307 S. WADSWORTH BLVD  
LITTLETON, CO 80128

04 APR 2024

Forrest McClure  
RV Storage Lot Committee Chair  
Heather Gardens Metropolitan District  
Aurora, CO 80014

Thank you for your proposed project materials submitted for security fencing improvements at the HGMD RV lot on East Yale Avenue. That property abuts U.S. Army Corps of Engineers property on the Cherry Creek State Park spillway.

We have reviewed the submitted proposal plans, researched the USACE boundary files, visited the site and discussed the project with you and the leasee for the spillway, the City of Aurora Open Space program.

Since the proposed project is entirely on private property abutting USACE land, it is approved with the following guidance:

- The proposed fence can be installed entirely on the private land that abuts USACE land, as delineated by the existing chain link fence.
- The proposed fence can replace the existing chain link fence as long as the new fence is offset onto private property so that no portion of the fence footprint or overhang occupies USACE land.
- A 1' offset off USACE land (the existing chain link fence) is recommended to avoid the potential for this action to encroach on USACE land.
- The optional proposed security cameras, solar powered lights, all fencing not abutting USACE land (along the southwest boundary of the RV lot) are not subject to USACE approval and can be installed as determined by HGMD, subject to the above guidance.

Please contact this office if the scale or intent of the plans change. Also, please provide "as built" or final plans to this office for our files upon completion of work.

*Joseph R Maxwell*  
Joseph R Maxwell,  
Operations Project Manager  
Tri-Lakes Project Office