

JULY 12th, 2025

Jefferson Heights Landowners Association Annual Meeting Notice at the Jefferson Community Center. Coffee and Donuts to be provided.

Dear Jefferson Heights Landowner,

I hope this letter finds you well and this will also serve as the notification that the Annual Meeting of Jefferson Heights Landowners Association will be held July 12th, 2025 at the Jefferson Community Center in Jefferson, Colorado from 10:00AM to 12 Noon.

In order to vote on any issue, your dues must be current for 2025. The dues are **\$25.00 PER LOT**. NOTE – If you own more than one LOT, Payment of \$25.00 will be for Only One LOT. *****NOTE-** Additional Lot payments entitle the owner a vote for each lot paid.

Checks can be sent to: JHLOA, 490 Redhill Road, Jefferson, CO., 80456. Please note your LOT # and your JH Address on the check. Another method is the VENMO account which is @JHLOA. If you use VENMO, please indicate the LOT # and address for which you are submitting payment in the description of the payment section. Lastly, on the day of the annual meeting a check can be presented to the Secretary (Debbie), but we prefer payment in advance. You may remit your dues via either method. **Enclosed is a membership form that we ask that you include with your payment.**

A PROXY Document is enclosed for those that need to vote on someone else's behalf along with the payment. PAYMENT must be received in order to Vote on any issues.

Please be aware that email inquiries can be submitted to: JHLOA2021@gmail.com. This email will be shared with all Board of Director's (BOD) members. Please be patient when emailing as BOD Members, as responses will be forthcoming.

Additionally, JHLOA needs to capture your email address in order to provide clean records for notifications and more importantly to build a Group Directory that can be shared between all JHLOA participants. We are also attempting to build a website where we can post Annual Meeting Notes, Bylaws, Minutes of meetings, BOD names and any other items of interest to the associated members. If there is any talent among the members that have contacts or the ability to assist in building this, we welcome that offer.

The Current Board of Directors consists of the following Members:

President	Mark Wilkins
Vice President	Gary Neff
Secretary	Deborah Maatsch
Treasurer	Jim Parker. POSITION is OPEN
At- Large	Ward Bates

Below will be the Agenda Items for the Meeting. This will also be available at the Annual Meeting on JULY 12th, 2025 and discussions will include the following items, which may/ may not be an all-inclusive list:

- Call to Order/ Old Business
- Introduction of Board Members
- Treasurers Report
- Nominations & voting for new Board of Directors to fill empty positions
- Items of importance to Members:
 - Hunting on the Mountain, A Vote will be taken (**ONLY PAID MEMBERS will be Allowed to Vote, so please pay in advance and or via PROXY**)
 - Email Address Capture
 - Culverts. Owner Responsibility to keep open/ clean for proper drainage
 - Fire Permits Required for Any Outdoor Burning
 - Like to establish a Food Drive (a few cans) to Support Local Park County Food Bank
 - Importance of Keeping Lots clean and Uncluttered. No commercial Storage. Complaint Form:
<https://www.parkcountycogov/FormCenter/Development-Services-8/Citizen-Complaint-Form-Code-Enforcement-164>
 - Establish Verbiage for New Sign to be posted upon entrances of the JH area. This will include No Hunting (**Predicated upon Vote Outcome**) and Speed Limit, No ATV's_or off road vehicles
 - Discuss Dark Sky Initiative. Learn more, here is the Link:
<https://darksky.org/>. Additional Link:
https://www.townofbreckenridge.com/Departments/Community-Development/Exterior-Lighting-Information?li_id=868ea3d4-495e-3aed-bc26-ae5e868c7919
 - VRBO_& Airbnb Concerns around Rentals- NO FIRES – A County Compliance
- Open Forum- Other Ideas/Topics/ Concerns to be addressed

Please feel free to email any other suggested agenda items to the new email address prior to the JULY 12th Meeting, so there will be time to add to the Final Agenda.

Treasurer Duties:

- Attend BOD meetings when called, and Annual Meeting
- Provide Financial Update at Annual Meeting, and Budget for following year.
- Deposits funds in a Bank Account authorized by JHLOA BOD.
- Make Expenditures on behalf of JHLOA. (Expenses associated with holding meetings)
- Mail Dues Notices to JHLOA membership. (Meeting Notices as part of this, but that is probably the Secretary's role).
- Understand JHLOA Bylaws as they pertain to the Treasurer position.
- Respond to inquiries from groups about the JHLOA Bylaws (Providing copies, etc.).

The most time-consuming aspect is Meeting Notices. Requires creating, printing, mailing etc. and the requisite stamps, envelopes, etc. Creating mailing labels, stuffing etc. usually is several hours.

JHLOA Annual Dues - 2025

Please send your check for **\$25.00 per lot** to JHLOA, 490 Redhill Rd., Jefferson, CO 80456. Make checks payable to Jefferson Heights Land Owners Association (JHLOA). Please complete the information below.

This information is only for the use of JHLOA and is not shared with outside parties.

Land Owner's Name(s):

_____ **Mailing address:**

City: _____ State: _____ Zip code: _____

E-mail:

Telephone: _____ E-mail addresses are being sought in an effort to communicate with the membership rather than by USPS

Lot Number _____ Indicate original plat / 1970 Amended / 1972 Amended

Lot(s) physical address:

Amount Enclosed: _____

Indicate concerns that should be addressed by the Board and Membership

PROXY

JHLOA Annual Meeting- 2025

I/We

Please print name(s)

am/are the owner(s) of Lot(s)

In Jefferson Heights.

I/We hereby give this proxy to:

With authorization to vote on my/our behalf at the Annual Meeting of the JHLOA on July 12, 2025 at the Jefferson Community Center, Jefferson, CO. Under this authority he/she shall have the right to vote for the election of directors and on any other matter as may properly be raised at the meeting.

Dated _____

Signature of Lot(s) Owner(s)