

Jefferson Heights Land Owners Association (JHLOA)

Annual Meeting Minutes

Date: Saturday, July 11, 2026

Time: 10:05 AM – 11:50 AM

Location: Jefferson Community Center

Call to Order

President **Mark Wilkins** called the meeting to order at 10:05 AM.

Officers and Directors Present

- Mark Wilkins, President
- Gary Neff, 1st Vice President
- Ward Bates, 2nd Vice President
- Brooke Foster, Secretary
- Deborah Maatsch, Treasurer

Guest Speaker

- Amy Mitchell, Park County Commissioner

Officers, Directors, Speakers, and Members in attendance were invited to introduce themselves.

Board Updates

Website and Communications

The Board thanked **Casey Helsper** for developing the association website.

Members were encouraged to review the website regularly. To contact the Board, members can use the "**Contact Us**" section and select the appropriate Board member. Responses will be provided as quickly as possible.

Key communication goals:

- Increase collection of member email addresses.
- Reduce mailing costs due to rising postage expenses.

- Post meeting minutes and important community updates on the website.
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Approval of Prior Meeting Minutes

Secretary **Brooke Foster** reviewed the approved 2025 Annual Meeting Minutes. Copies were made available to attendees.

Treasurer's Report

Treasurer **Deborah Maatsch** presented the Treasurer's Report. Copies were made available.

Financial Highlights

- Venmo remains available for dues payments; however, transaction fees make it a less-preferred payment method.
 - JHLOA is currently below the threshold requiring the filing of a nonprofit tax return.
 - The Association continues to maintain required filings with the Colorado Secretary of State.
 - According to JHLOA bylaws, association dues remain voluntary.
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Community and Property Maintenance

Entrance Sign Project

Following last year's membership vote, the new entrance signs have been installed.

Community Standards

Residents were reminded to:

- Keep lots clean and free of excessive clutter.
- Avoid commercial storage or commercial use of residential lots.
- Store trash securely, especially due to bear activity in the area.
- Report concerns through the complaint form on the Park County Website. Link available on the association website.

Board members emphasized the importance of maintaining community pride and protecting neighborhood property values.

Roads and Infrastructure

Following the 2025 annual meeting, Mark Wilkins inspected roads and culverts throughout the subdivision.

Current Status

- Three culverts still require repair.
- The locations have been reported to County Commissioner Amy Mitchell for follow-up with Park County.
- Mark Wilkins and Dave Wissel have reviewed the culvert concerns.

Road Conditions

Commissioner Mitchell acknowledged ongoing road challenges throughout Park County.

Key factors include:

- Insufficient state funding for county road maintenance.
 - Limited road funding from short-term rental taxes.
 - Reduced moisture levels this year limited effective road work and maintenance efforts.
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Fire Restrictions and Public Safety

Current Fire Restrictions

Park County is currently under **Stage 2 Fire Restrictions**.

Residents were reminded:

- No fires are permitted during current restrictions.
- Fires are not permitted at VRBO or Airbnb properties.
- Any illegal fires should be reported immediately by calling **911**.
- Violators may receive fines of up to **\$500**.

Additional Restrictions

- No outdoor recreational shooting except at the **Como Shooting Range**.
- Off-road vehicles are only allowed on designated trails and Forest Service roads.
- ATVs and UTVs are not permitted on subdivision roads.

Commissioner Mitchell noted that the county is considering replacing the current Stage 1/Stage 2 system with a simpler "Yes/No" fire restriction system to improve public understanding.

Water Resources and Drought Conditions

Commissioner Mitchell reported that water availability is becoming a serious concern throughout Park County.

Concerns Identified

- Static well pressures are declining.
 - Some wells in the county have gone dry.
 - Multiple years of below-average snowfall continue to impact groundwater supplies.
 - A state drought task force is actively monitoring conditions.
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Short-Term Rental (STR) Regulations

New STR Ordinance

The County's new Short-Term Rental Ordinance is now in effect.

Current updates:

- More than 80 new permits have been filed.
- STR tax revenue supports:
 - Road and bridge projects
 - Tourism-related expenses
 - Other county services

Additional information:

- There is currently no publicly available online list of licensed STR properties.
- Residents who suspect an unlicensed STR should report it to Park County for investigation.
- All STR operators must obtain proper licensing.

Commissioner Mitchell noted that tourism creates significant costs for the county, which is one reason the county does not actively promote additional tourism.

Slash Disposal Program

Park County has received grant funding to support wildfire mitigation efforts.

Proposed Program

- Two slash disposal sites are planned for the South Park area.
- Sites are tentatively expected to operate for approximately **12 Saturdays beginning in August 2026**.
- Specific materials accepted at the sites will be announced upon program finalization.

Residents were encouraged to subscribe to county updates through the Park County "Notify Me" service for the latest information by visiting [Park County, CO | Official Website](#).

Camping Ordinance Updates

The County discussed regulations governing camping on private property.

Key Provisions

- Camping from May through October requires a permit.
- The ordinance addresses waste management and sanitation concerns.
- Property owners actively building under a valid building permit may keep a camper on-site.
- Properties with septic systems are generally not a current enforcement priority.

- Campers may not be stored on unimproved lots.

The county continues to evaluate potential adjustments to these regulations.

Fire Department Coordination

A discussion was held regarding wildfire preparedness and emergency response.

Property Assessments

Residents inquired about obtaining fire-risk evaluations for private properties.

Recommendation:

- Contact **Trent at the Jefferson/Como Fire Department** regarding potential property-specific mitigation assessments.

Water Supply Initiatives

- Resident **Don Peters** has a truckload of water available if needed during wildfire response efforts.
- The fire district is evaluating options for storing additional water on the hill.
- Additional information will be distributed via email when available.

Fire Access Concerns

Potential concerns were raised regarding firefighter access and turnaround space in the following areas:

- Cinnamon Trail
- Georgia Circle
- Kenosha Drive

The Fire Department will review whether adequate turnaround access exists for emergency vehicles.

Wildlife Awareness

Residents discussed increasing bear activity within the subdivision.

Recommendations

- Store all trash securely and indoors whenever possible.
- Keep pets supervised and leashed while outdoors.
- Eliminate bird feeders entirely, even while at home.
- Clean all areas where feeders were previously located.
- Consider obtaining bear-resistant trash containers through the local waste company.

Residents were reminded that bears are highly food-motivated and prevention is crucial.

Rubbish and Nuisance Property Ordinance

Commissioner Mitchell provided an update on Park County's rubbish ordinance.

Current Status

- The existing ordinance was originally drafted in 1997.
- A revised ordinance is currently being developed.

Goals of the New Ordinance

- Improve community health and safety.
- Reduce neighborhood impacts from nuisance properties.
- Strengthen enforcement and fining authority.
- Prioritize the most severe cases first.

Commissioner Mitchell emphasized that county officials are aware of community concerns and are actively working on solutions.

Enforcement Concerns

Resident **Scott Jacobs** thanked the Board and asked whether JHLOA maintains an attorney on retainer for covenant enforcement.

Board Response

- The Association does not currently retain legal counsel.

- The Board works with county agencies to address concerns affecting the community.
 - Mark Wilkins has established positive working relationships with county officials.
 - County responsiveness has improved.
 - The Board has filed complaints regarding properties with significant rubbish and maintenance concerns when appropriate.
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Dark Sky Initiative

A brief discussion was held regarding dark-sky compliance and responsible outdoor lighting.

Residents were encouraged to:

- Direct exterior lighting downward.
 - Avoid floodlights and excessive outdoor lighting.
 - Minimize light pollution whenever possible.
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Additional Communications

Residents discussed ways to improve communication with neighbors who do not attend meetings.

Potential improvements include:

- Expanded email distribution lists.
- Posting meeting minutes on the website.
- Exploring electronic signage near community entrances to provide updates regarding:
 - Fire restrictions
 - Bear activity
 - Community notices

Potential collaboration with the Michigan Hill community was also discussed.

Closing Remarks

Residents were encouraged to report concerns when observed and to contact the Board if assistance is needed. Several Board members reside in the community year-round and are available to help.

Members associated with the **Amended 1972 subdivision area** were asked to remain after adjournment for a separate meeting.

Adjournment

The meeting was adjourned at **11:50 AM**.

Respectfully Submitted,

Brooke Foster

Secretary

Jefferson Heights Landowners Association (JHLOA)