

**Jefferson Heights Land Owners Association**  
**Minutes of Annual Meeting**  
**Saturday, July 12, 2025**

The annual meeting of the Jefferson Heights Land Owners Association (JHLOA) was called to order at 10:10 AM at the Jefferson Community Center.

Officers & Directors:

Mark Wilkins, President  
Gary Neff, 1<sup>st</sup> Vice President  
Ward Bates, 2<sup>nd</sup> Vice President  
Debbie Maatsch, Secretary

Members attending were invited to introduce themselves

Jim Parker had submitted his resignation to the Board. Debbie Maatsch presented the Treasurers report prepared by Jim.

Debbie Maatsch was nominated and voted to assume the role of Treasurer. Brooke Foster accepted the nomination and was voted to become the Secretary

**BUSINESS**

Discussion was held about setting up a JHLOA website to use for notices and organizational issues. Don Peters may have someone that can work with Casey to develop a website.

A continued issue of importance is the VRBO /Airbnb of so many homes in Jefferson Heights. It is up to the property owner to advise renters of county regulations, especially fire use / fire bans, ATVs, off road motorized vehicles, etc. are not allowed on our county roads (which are all of Jefferson Heights), number of guests allowed per property based on # of bedrooms/septic, land boundaries so renters are not trespassing. It is advisable to also provide information regarding high altitude symptoms and ways to avoid. Zoning complaints can be provided online and the county will enforce.

It was noted that Homeowners are responsible for the culverts on their property. The County will not clean them or repair them.

Also brought up was the unauthorized use of property for excess storage of items. Zoning complaints can also be submitted to the County for enforcement. Mark Wilkins on behalf of the Association will send a complaint but individuals are also encouraged to file with the County. Mark will also check with the fire department to determine if they have any authority if the property presents a fire hazard.

The question of travel trailers was brought up. It was presented that a travel trailer/camper is allowed with an active building permit. Also, the County gives permits for 6 months if there is a residence on the property.

It was also brought up about getting a Dark Sky designation. It was noted that it is difficult to obtain certification, but individual homeowners can do their part by using down facing lighting and not use flood lights that are continuously on.

The ongoing issue of hunting within Jefferson Heights was discussed. Colorado has language regarding hunting on private property. The JHLOA can set no hunting restrictions but DOW or law enforcement will not enforce. No Trespassing signs are an alternative. No hunting language can be added to the By-Laws - Question – how it will be enforced and it may not be cost effective to amend the By-Laws. After pro & con discussion it was voted to have signs made stating No Hunting with the idea to keep non landowners from hunting on private property.

An issue for further investigation is that of water rights & well reports. The Amended 1972 area is required to file. Amended 1972 has 50 primarily 1 acre lots. The Jefferson Heights Amended 1972 Association is a separate entity and owns all the water rights for all 50 lots.

Dave Wissell, Park County Commissioner came as a guest Speaker. He discussed the county roads situation and how funding is received and allocated. The Commissioners are requesting that Dept of Wildlife contribute their excess funds for the maintenance of the roads to the Parks. Individuals are asked to pay \$29 when they license their vehicles for a CO Wild Pass Fee. The reservoir roads take 60% of the Road & Bridge Budget.

Other items the Commissioners are considering 2% - 6% sales tax for short-term rentals to be on the ballot. Only about 15% of short-term rentals are in compliance with the licensing requirement. Photo -radar was brought up. There is a \$40 + \$3 fine and the vendor gets \$12.00. They are requesting to hold back TABOR money. Road & Bridge is not looking at Property Taxes for increased funding.

Meeting was adjourned at 12:25PM

Respectfully Submitted,

Deborah J Maatsch  
Secretary