

JEFFERSON BEACH ESTATES COMMUNITY, INC.
Minutes of the Monthly Meeting of the Board of Directors
July 13, 2022

Everett Simila called the meeting to order at 6:39 PM.

The meeting was held at the Jefferson Beach Estates Community Center.

Board Present: Boyd Malloy, Gayle Waxon, Karen Bertram, Everett Simila, Kim Drew.

Staff Present: Susan Berg

Secretary's Report: Gayle Waxon made corrections to June 08, 2022 meeting minutes.

- The board unanimously approved the minutes from the June 08, 2022 meeting as corrected. (Boyd Malloy motioned, Karen Bertram second) MSP with corrections

Treasurer's Report: Susan Berg presented and went over the treasurer's report.

- The board unanimously approved the Treasurer's Report from the June 2022 report as corrected. (Boyd Malloy motioned, Karen Bertram second) MSP

Committee Reports

- Park Committee Report (Karen Bertram)
 - o July 2022 - Park Project Summary is attached in the appendix.
 - o Pier Cleaning – Karen, Everett and Carl looked at the pier and decided to wait on power-washing.
 - o Bent Rail at Beach – Dave Brown is available after 8/16 to help fix this. We need an acetylene torch..
 - o Additional help with Carl – Has not found anyone yet. Still looking. Maybe put up a help wanted poster at the picnic.
 - o Area next to the Playground – This project is postponed. Not a good time to plant grass. Karen and Dave will talk mid-August about possibly doing the project in fall.
 - o Signage – Karen gave 2 examples of signage for the beach gate. She will put the order in for a new sign on the front of the gate and on the back side. All agreed that the existing signs on the gate can be removed.
 - o Boat Ramp Removal / Shore Friendly – We have an initial report from Shore Friendly that describes the ecology of the beach. Next step is to get a detailed geologic assessment. Cost is about \$7,000, which JBE would pay for and then get reimbursed by Shore Friendly. Karen proposed that we proceed with the detailed assessment with confirmation that we will get reimbursed cost.
 - Karen Bertram motioned, Boyd Malloy second. MSP
 - o New Toxic Plant – Need to keep our eyes out for the poison hemlock around here.

- o Beach Talks, CPR class - Karen sent an email to Shore Friendly for beach talks and the local Fire Department regarding if they can come out and discuss these topics and maybe set up training.

Maintenance Report: N/A

Old Business:

- Waterfront Property Status (Everett Simila) – Everett talked with Michelle today and she said that one person is very interested in the property and is flying in to look at it.
- Email addresses from JBE business (notices, billing, statements, newsletter/ballot).
 - o Everett said he is working on creating a form on our website, for people to fill out and give permission to be notified electronically regarding these items.
- Community Picnic August 6, 2022 (Kim Drew)
 - o List was created of items needed at the Picnic.
 - o Looking for a gas barbeque Kim has one he will bring.
 - o Entertainment will happen 1-3
 - o Games – Dave Brown volunteered to help monitor the games and will bring some games.
- Bank Account Reconciliation from Audit Report and Schedule Treasurer Meeting
 - o Not discussed in the meeting
- Pier Washing Status (Karen Bertram) – Karen discussed in Park Committee Report
- Gate Painting Status (Karen Bertram) – Karen discussed in Park Committee Report
- Part time help with Carl status. (Everett Simila)
- Cutting of Blackberry bushes on the border of the old well site. (Everett Simila)
 - o Discussed ways to get this accomplished - off the neighbor's property

New Business:

- Annexing new properties into Jefferson Beach Estates Community. Inc. – Everett said that it is technically possible, but we have not taken these steps before. Everett talked to the person who made the inquiry and they are not interested due to the legal steps and costs involved.
- New Expenses Voucher and Timesheets – Everett created the templates/form for us to keep track of these purchases and expenses.
- Treasurer – Susan Berg is resigning. We need to look for another candidate to fit this position.
- Add to next meeting – Kim brought up deer crossing issue

Board Action – Moved, Second and Passed (MSP):

- Approved June 2022 Meeting Minutes
- Approved June 2022 Treasurer's Report
- Approved Motion of proceed with detailed assessment regarding Boat Ramp Removal

Meeting Adjourned: 8:27 PM

Residents in Attendance: Dave Brown and Steve Johnson

July

Project	Status
Pier cleaning	Carl, Everett and I looked at the pier and decided to wait on power-washing.
Bent railing at beach	Karen has been trying to connect with Dave Brown about whether he will help us fix it. If he doesn't reply to today's email I will knock on his door.
Additional help for Carl	Karen contacted JBE resident Raul Turrieta, as he has posted on FB about wanting yard work. He is not interested in working hourly unless we pay \$30/hr. He may be interested in working projects for a fixed price.
Area next to playground	At this point we should postpone this project until fall. Karen's calendar is full and mid-summer is not a good time to plant grass since it would require daily watering for a couple of weeks.
Signage	Karen suggests we replace all the signs on the beach gate with this one sign:  If we want to keep the beach rules sign, it needs to be located at the beach. On the gate itself, any signage needs to focus on preventing people from driving down without a key and preventing non-JBE residents from entering at all.
Boat ramp removal / Shore Friendly	We have the initial report from Shore Friendly that describes the ecology of our beach and the possibility of removing the old boat ramp. The next step in the process is to get a detailed geologic assessment, which costs ~\$7,000. This sets us up for the real work of getting bids from contractors and applying for grants to help fund the project. We also received a template for the Shore Friendly contract. Basically how it works is we pay for the work and get reimbursed for up to \$14,000. Shore Friendly grant money is the source of the reimbursement. I will propose we move forward since it doesn't cost us anything (once we're reimbursed) and this is the best path forward in terms of restoring the beach on the northwest side of the pier. If we do nothing then the access to the

	beach will eventually erode to the point where it's unsafe and we'll have to block it off.
New toxic plant	Poison hemlock is showing up more around here. It looks like Queen Anne's Lace, which is not toxic. Poison hemlock is very toxic (both topically and ingested) so we should keep an eye out for it. https://wsdot.wa.gov/sites/default/files/2021-10/Env-Wet-PoisonousPlantsBooklet_WEBversion.pdf
Beach talks, CPR, etc.	I haven't had or taken the time to organize any events, but I did send Shore Friendly and the local Fire Department an email asking if they're interested and if so a couple of dates when they could come out. If I have approval to organize these then I can go ahead and put them on the calendar.