

JEFFERSON BEACH ESTATES COMMUNITY, INC.

Board Meeting Minutes, January 9, 2026

Karen Nordstrom called the meeting to order at 2:06PM and adjourned at 3:00PM.

Location: JBE Community Center

Board Present: Karen Nordstrom, President; David Karstens, Secretary; Kevin Kelsey, John Heuerman

Staff Present: Shana Ramirez, Treasurer; Kyle Milliken, Facilities

Residents Present: Karen Bertram, Dave Brown, Kim Drew, Brian Stevens

Secretary's Report

David read the December '25 minutes.

Karen motioned to approve the November minutes. Kevin seconded. MSP

Treasurer's Report

Shana gave the treasurer's report.

Items for Discussion

- 2026 Assessments: discussed sending reminder emails about opting out of paper notices
- Purchasing a hedge trimmer (~\$150) was discussed to improve efficiency in managing vegetation around the beach and field areas
- Egg hunt planning

Board Actions - Moved, Second and Passed (MSP)

- Approved December 2025 meeting minutes.

Meeting adjourned at 3:00PM

Actions Taken Between Meetings

On January 20, Karen motioned via e-mail to spend \$500 from the community events budget for the annual egg hunt in the park, the same amount that was spent last year. Teresa and Kevin replied with "Yes," motion passed.