

JEFFERSON BEACH ESTATES COMMUNITY, INC.

Board Meeting Minutes, May 19, 2026

Karen Nordstrom called the meeting to order at 2:30PM and adjourned at 3:35PM.

Location: JBE Community Center

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

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

Residents Present: Karen Bertram, Brian Stevens, Everett Simila

Treasurers Report:

Shana gave a **Treasurer's Report** with a financial report and budget overview.

Facilities Report:

Kyle gave a **Facilities Report**.

Items for Discussion:

Upcoming changes to Washington state law for all community associations will require updates to our governing documents. Karen N. has consulted with an HOA attorney. Teresa Scott, Everett Simila, Karen Bertram and Karen Nordstrom will investigate what will need to be changed.

Board Actions - Moved, Second and Passed (MSP)

Board Actions

- **Motion passed:** Approve April 2026 minutes.
- Regular monthly meetings will take place on the third Tuesday of each month at 2:30PM.

Meeting Adjourned at 3:35PM