

JEFFERSON BEACH ESTATES COMMUNITY, INC.

Board Meeting Minutes, June 16, 2026

Location: JBE Community Center

Karen Nordstrom called the meeting to order at 2:38PM and adjourned at 3:20PM.

Board Present: Karen Nordstrom (President), Teresa Scott (VP), Kevin Kelsey, David Karstens (Secretary), John Heuerman

Staff Present: Shana Ramirez (Treasurer), Kyle Milliken (Facilities)

Residents Present: Kim Drew, Brian Stevens, Karen Bertram, Everett Simila, Pamela Partington

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

Kyle gave a **Facilities Report**.

Board Actions:

1. **Approval of Minutes** — David read the April meeting minutes. Karen N. motioned to approve, Kevin seconded. MSP
2. **2028 Community Association Law Compliance** — The Board resolved to consult HOA legal counsel before finalizing any bylaw amendments, and to obtain a second attorney quote for comparison prior to engagement.
3. **July 4th Security** — Karen motioned to authorize approximately \$360 from the security budget for an unarmed guard to provide six-hour beach coverage on July 4th to enforce fire and fireworks restrictions. Kevin seconded. MSP
4. **Fire-Safe Trash Can Donation** — The Board agreed to accept the community donation (up to \$1,000) for a fire-safe trash can, with the donors invited to select the model and the unit to be secured to the existing concrete pad.

Next regular meeting date: Tuesday July 21st at 2:30PM

Meeting adjourned at 3:20PM