

Jefferson Beach Estates Community, Inc.

Regular Meeting, July 21, 2026, Community Center & Google Meet

Called to order: 2:35 pm

Adjourned: 3:48 pm

Attendees

Board members present: Karen Nordstrom, Kevin Kelsey, David Karstens, John Heuerman

Board members absent: Teresa Scott

Staff present: Shana Ramirez

Staff not present: Kyle Milliken

JBE Members: Karen Bertram

Comment period

A member offered to weed-whack around the playground and help create meeting minutes that align with WUCIOA requirements. Board agreed.

Grass around beach porta-potty needs to be kept low to reduce fire risk.

Question was asked whether the JBE liability insurance covers all JBE-owned properties. Board will inquire with our insurance broker.

Secretary's Report

David read the June minutes. *Karen N motioned to approve, David seconded. Motion passed.*

Treasurer's Report

Shana reviewed financial reports. *Karen N motioned to approve. Kevin seconded. Motion passed.*

Maintenance Report

Not available, as Kyle was working to powerwash the pier.

Items for Discussion

Replace pickleball net

Current net (donated by a member) has multiple parts and is slow to set up. John suggests surface-mounted posts so members only have to set up the net. Easier set-up should encourage more people to play. *John motioned to spend up to \$1,000 on a new net system with surface-mounted posts and removable net. David seconded. Motion passed.*

WCUIOA compliance / Bylaws revisions

Board discussed two options for enlisting legal guidance. Agreed to engage with HOA Attorney Ken Strauss of Flanagan Strauss.

Beach gate lock

David described new technology that could make the beach gate lock easier to open. *David motioned to spend up to \$200 to purchase an RFID lock and fob to test whether it could work for our gate. Kevin seconded. Motion passed.*

Date/time of next regular meeting

Board agreed on August 18, 2:30 pm

Summary of Motions/Votes

- June meeting minutes - MSP
- June Treasurer's report - MSP
- New pickleball net system - MSP
- Test RFID-powered gate system - MSP