

## West Galveston Island Property Owners Association

### Board of Directors Meeting

The West Galveston Island POA Board meeting was held at the Galveston Country Club on March 16, 2013. Jerry Mohn, President called the meeting to order at 9:05 a.m. A quorum of Directors was present with attendance of Jerry Mohn, Clay Lewis – Sportsman Road, and Tom Boothe- West Beach Grand, Jay Lendrum – Dunes of West, Ron Coker – Bermuda Beach, Lee Petros – Pointe West, Chris Kasper – Spanish Grant Bay, Peggy Zahler – Spanish Grant Beach, and Tom Gillespie – Sea Isle. Susan Gonzales (President of CKM Prop. Mgt.) – Secretary was also in attendance.

Jerry Mohn introduced officials who attended. Galveston City Council Member Marie Robb, Cheryl Johnson – Galveston County Tax/Assessor Collector, County Commissioner Kevin O’Brien, Chief Constable Cliff Brown, and Galveston Mayor Lewis Rosen.

The minutes and Treasurers report were reviewed. Treasurer’s reports provided by Peggy Rapp with Rapp Management. Upon motion by Peggy Zahler and seconded by Tom Booth, Board approved by unanimous vote the minutes and financial report.

Jerry Mohn introduced the Corporate Sponsors who were present: Coastal Solution-Marie Robb, Operation Integrity – Clay Lewis, Johnson Space Center Credit Union- Peggy Zahler

**Marie Robb – District 6 Happenings.** Sales tax is up due to Spring Break. Texas Windstorm hearing in Austin to testify on the Bills, which were filed. There are six Bills concerning Severance “open Beach”, HB 325 trying to change constitution to cause Severance case did not occur. SB1700 - windstorm Bill. SB1561 – 3 yr building moratorium. SB1560 creating a static dune easement. SB3131 – caption Bill covering only one county on property rights.

Capital Improvement (a five year plan) projects are ongoing. Terramar waste water (bringing it to full capacity) project is active. Finalizing fire hydrant survey will be finished soon. There is an issue with the calibrations of the water meters. If anyone is experiencing problems with the water bills let Marie Robb know, she will add your address to those who are being checked. [Marierobb@cityofgalveston.org](mailto:Marierobb@cityofgalveston.org) or call and leave your information on 409-256-4518. The City Manager can approve a static easement without going back to the City Council.

**Lt. David Torres report was given by Officer Chad Myers** - Community Policing. The annual report was handed out. There is minimal crime on west end except DWI. Important to call in all crimes no matter how small as the amount of manpower is based

on the number of calls received. 409-765-3702

**Galveston Island Nature Tourism Center – FeatherFest – Diane Olson.** Headquarters will be on the campus of UTMB's OLLI (Osher Lifelong Learning Institute) Program in the Island Community Center at 4700 Broadway. It is the 11<sup>th</sup> Anniversary of the Galveston Featherfest & Nature Photo Fest to be held from April 11 -14. 2013 Diane Olson has about 20 tours and trips so sign up soon. Sea Turtle Saturday etc. April 12 to honor Dr. Sammy Ray. April 11 Raptors Uncorked at Yaga's, April 12 Big Night of Outrageous Adventure, April 13 Birders on Broadway Social. Also there is the Birders' Bazaar and the Raptors Revealed. Check out the website for complete details at [www.galvestonfeatherfest.com](http://www.galvestonfeatherfest.com).

**WGIPOA Newsletter – Peggy Zahler** ([www.westender.com](http://www.westender.com)), articles continue to come in and the Westender newsletter has been and continues to be a great success.

Jerry Mohn introduced **Cheryl Johnson – Galveston County Tax/Assessor Collector.**  
**Navigation the 83<sup>rd</sup> Legislative Session and Quick & Easy 3 Step Plan To Lower Value for Taxes.**

The 83<sup>rd</sup> Legislative Session meets the 2<sup>nd</sup> Tuesday of January in odd numbers years. There are 31 Senators and 150 Representative, the Speaker serves as the presiding Officer. The 83<sup>rd</sup> began with 50 new members, there were 39 new last session.

There are 22 New Bills, 19 Bills provided some form of tax relief, trying to reduce cap from 10% to 5%. None of the 19 Bills were voted out of committee. Most of those against the Bills to reduce the tax relief were elected officials. The reason – no one (you) was complaining about the taxes. Our levels of participation are to ignore it, watch from home – get on Internet and write letters to the editors of the Bills or call them. Go in Person – contact Cheryl and she'll provide a way, go to watch or participate. Or Work year round as Cheryl Johnson does to follow the interim, build relationships, watch or participate in elections.

Go to this website. Texas Legislature Online. Once a Bill is assigned to a Committee, then review the Bill. Search for bills by legislator, by committee, by subject, by action. Senators Taylor and Williams and Representative Bonnen and Eiland are Galveston Island.

When you go - Be professional – dress business attire, be prompt – early never late, be precise – only tell them what they need to know, be passionate, be persuasive – do your homework and confidently state issues. be memorable.

See sample presentations & bills. If interested in coming along for the ride, email [galcotax@co.galveston.tx.us](mailto:galcotax@co.galveston.tx.us)

Lower Your Value for Taxes. The Quick & Easy 3 Step Plan. Tax Assessor can no longer get the sales. If you get a new neighbor tell them to not give the amount of sales price, you do not have to give the tax assessor or appraisal district the price paid.

1. Protest because information is incorrect, condition is an issue; condition is an issue, value not inline with others in neighborhood.
2. Complete worksheet – use info off gcad website
3. Call cad by May 31 for appointment with appraiser. You have nothing to lose. 95% people get an adjustment. Do all your homework.

Note: Caution: do not go to ARB until you have reviewed the cad sales and appraisal card. Neighborhood maps are located at [www.galvestoncad.org](http://www.galvestoncad.org). Enter street name only no numbers.

Goal: to provide info about your property that makes it unique or different (and less valuable) than the sales or property it is being compared to. Keep in mind the burden of proof is on the CAD (Section 23.01 (e) property tax code. The cannot go back more than two years of sales. Look for the differences. Go every year. It is in your favor to fight your own taxes.

**Other:**

**Signage** – trying to develop signage for the beachfront area. Do to the question of ownership we need to protect those owners. Signage needs to protect against liability. Expect signs to be ready by summer.

**Land Development Regulations (LDR)** – furthering of the erosion response plan. Twelve pages of correction have been submitted. John Driess who is on the committee has been helping our committee

**Severance** – new bills filed plus HB325 – Patterson stated it was a constitutional taking, but he did support Craig Eiland’s Bills with the 3-year build moratorium.

**FEMA Flood Maps** – go look at these for changes in elevations.

**Noise Ordinance** – needs to be lowered from 85 decibels to 65 decibels. Sea Isle has a problem with loud noise from a band at the bar under the West End Restaurant.

Adjourned at 10:45 a.m.