

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

February 17, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association ("WGIPOA") was held on February 17, 2001 at the Galveston Country Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors present were: Marty Baker, Al Birdwell, Sharon Turnley, Bill Aimone, and Jim Steinbeck. Susan McKirahan, Recording Secretary, from C.K.M. Property Management, was present.

Upon motion duly made by Al Birdwell and seconded by Marty Baker, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of January 20, 2001, as presented.

Upon motion duly made by Sharon Turnley and seconded by Al Birdwell, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of the special Board of Directors meeting of February 3, 2001.

Al Birdwell gave the financial report. There is currently \$5,500 in current assets. Two member association are still outstanding, \$250 each, but payment is expected. Major expenses the past month included the \$10,000 for the lobbyist, \$2,000 for windstorm insurance action committee, and \$3,100 for liability insurance.

Upon motion duly made by Marty Baker and seconded by Jim Steinbeck, the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the financial report as presented.

Jerry Mohn reviewed the CEPR funding meeting held February 16 with the participating subdivisions (Spanish Grant Beach and Bay, Terramar Beach and Bay, Isla del Sol, Pointe San Luis, Pirates Cove, and Bermuda Beach), the GLO, Shiner Mosely engineering firm, and the City Planning Department. Total cost for the seven projects will be \$846,540 with the State funding 75%, \$634,905, and the 25% local match will be \$211,635. The plan is to issue bids to the contractors by March 31, award the contracts by April 30, and to complete all projects by July 31.

Brandon Wade, Director of Public Works, was the guest speaker and advised the new water system is an ongoing project with a total cost of \$36 million. The switch from ground water to surface water will occur by March 15 with a doubling of the plant capacity and a new water line from the Gulf Coast Water facility. The new water line replaces one built in 1895. Initially, the blending of the surface and ground water will cause the water to be discolored with a slight odor, which will be eliminated as the surface water usage increases. The new water tower near Spanish Grant is running and residents should see an improvement in water pressure. The new 20-inch water line being installed from 7 to 10 mile road on FM 3005 is to replenish the water volume by the summer. A Master Plan has been developed for distribution of the water system and handling of the wastewater.

The Wastewater Master Plan for the West End includes the construction of sanitary sewers for unserved portions of the communities that have septic systems. The Plan includes the construction of several thousand feet of sanitary sewer gravity lines, 6 new lift stations, and improvements in the Terramar Wastewater Treatment plant. The estimated cost for all the improvements required to serve the West End unserved areas is \$26,178,900, which includes \$13,350,700 of costs associated for internal subdivision improvements not included in the Master Plan. The remainder is associated with projects addressed in the Wastewater Master Plan.

Mr. Wade indicated the general tax fund pays mostly for police and fire service and to fix traffic signals and user fees are supposed to pay for sanitation systems. However, due to a lack of funds by the City, it will be a long time before any sewer systems can be installed. With the type of funds available now, to install 3200 feet of sewer pipe would take until 2021. One solution would be the creation of a private and city partnership through a Public Improvement District (PID) in which a subdivision with a septic system could vote with 51% of the majority to approve a project to install a sewer system. A special WGIPOA task force will be formed to study the PID for those subdivisions without a sewer line.

The lobbyist, Clay Pope, visited Galveston and met with the Galveston County Beach Erosion Task Force (GCBETF) and members of City Council. The payment and direction for the lobbyist efforts will be coordinated through the GCBETF. The GLO requested Mr. Pope's assistance in recommending to the Governor's office that the GLO become the Agency to develop and implement the Coastal Impact Assistance Plan (CIAP), which will obtain funds from the Conservation and Resource Development Act of the Federal Government.

Jerry Mohn stated March 17 is the annual meeting of the members and election of officers and directors. The Nominating Committee recommended the current slate of Directors to remain for another year and that one additional Director to be added to the Board. The WGIPOA member associations were asked to nominate and vote on the new Director. Nominations have been received for Pointe San Luis, Isla del Sol, and Bay Harbor. After reviewing the workload of the current Secretary/Treasurer, Peggy Rapp, the Nominating Committee recommended the current slate of Officers to remain another year with the exception of the Secretary role being filled by Board member Debbie Wright and the Treasurer role being filled by Board member Al Birdwell. Peggy Rapp will Chair the Insurance Committee; Debbie Wright to Chair the Membership Committee; and, Al Birdwell to Chair the Tax Valuation Committee.

Discussion was held on the February 13 meeting of members of the Board with the City Manager Steve LeBlanc, Public Works Director Brandon Wade, Police Chief Robert Pierce, and City Council Member Dianna Puccetti. Several topics were reviewed but the main ones involved FM 3005 evacuation route at the end of the Seawall, installation of sewers, road repairs and planning, infrastructure problems, and police patrols. A report will be sent to all member associations on the meeting.

One of the main topics discussed at the City manager's meeting was the evacuation of the West End prior to major storms descending on the Island. Council Member Dianna Puccetti advised a resolution will be adopted at the next City Council meeting to request the Texas Department of Transportation (TEXDOT) to evaluate short and long term solutions for FM 3005 evacuation at the end of the Seawall.

As far as police patrols, there is one Sargent and 9 police officers with 3 cars in 3 shifts patrolling the 18 miles of the West End. Board members learned at the meeting that the discharge of firearms and hunting is permitted West of the Seawall and North of FM 3005 but not within 150 feet of a residence. There is a leash law plus other beach related laws that neither the homeowners or renters are aware and it was recommended for subdivisions to post signs upon entrance to the area a list of do's and don'ts for the beach. The City would work with the subdivision in developing the sign and information.

Discussion was held in how the Presidents of the WGIPOA member associations can become more involved in the organization and how to enlist more corporate sponsors. Under consideration will be a WGIPOA website that will include free advertisement for the corporate sponsors.

Discussion was held on the pending proposed legislation. The creation of the three conservation districts for Bolivar, Galveston, and the West End, appear to be acceptable. However, the rebate of a portion of the hotel/motel tax to Galveston County could be in jeopardy since the State needs all tax monies with a projected deficit of \$1 billion in Medicare expenses. New CEPRF funding appears to be at the same level as the past legislative session of \$15 million. It was reported that the GLO Commissioner reviewed the proposed changes the WGIPOA recommended for the Open Beaches Act. The GLO prefers terminology in layman's terms and a revised proposal will be forthcoming in the next week. The proposed changes will be in line with what the General Land Commissioner expressed at the West Galveston Island Property Owner's Association meeting in September, the meeting with the Commissioner in Austin in October, and at the Texas Shore and Beach Association Technical Conference in November.

There being no further business to come before the Board, the meeting was adjourned at 11:00 a.m.