

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

May 19, 2001

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association was held on May 19, 2001. The meeting was called to order by Jerry Mohn, President at 9:00 A.M. A quorum of was established by the Directors in attendance: Jerry Mohn, Wanda Greer (designee for Bill Aimone), Dan Daigle (designee for Debbie Wright), Jim Steinbeck, Marty Baker, Boyd Carr, and Sharon Turnley. Susan McKirahan with C.K.M. Property Management, Inc. and Jimmy Tyree with the GLO were also in attendance.

Jerry Mohn advised all the members that the Galveston Country club has requested the WGIPOA change the meeting locations in the summer at their facility to another location since the parking area becomes restricted to golf members. The Board will review the situation and look for other locations to have the third Saturday of the month meetings.

Al Birdwell gave the financial report. He stated that as of May 16 the Association has approximately \$20,000 in cash, \$8,000 in accounts receivables, \$27,000 in assets; \$21,000 has been received from this years dues. A total of \$15,036 has been paid for the Director and Officer's insurance (\$3,036); the contribution to the Galveston County Windstorm Action Committee (\$2,000); and, lobbyist expenses (\$10,000).

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

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

Ken Wright, Chief Tax Appraiser for the Galveston Central Appraisal District (GACD), made a presentation. The appraisal district serves 53 governmental entities and oversees 200,000 parcels of property with a total market value of \$23 billion. The GACD has a staff of 48 people with 15 appraisers. Due to the vast number of properties, inspections occur once every three years. Governed by the State Property Tax Code, the Comptroller evaluates work once a year. The GACD is required to be 100% of the market value. The GACD is governed by a five-member Board of Directors, each serving a two year term. The GACD appoints nine members for the Appraisal Review Board (ARB), who hears evidence from property owners and appraisers when there are unresolved disagreements in a property's value. The Appraisal Review Board acts independently of the appraisal district. The City of Galveston has 29,645 accounts with a market value of \$3.4 billion. West Galveston Island has 8,266 accounts with a market value of \$693 million. The taxable value of the City of Galveston is \$2,167 billion and West Galveston Island is 28% of this value or \$611 million. There is approximately \$1 billion of exempt property in the City such as UTMB, Moody Gardens, historical sits, State owned property, etc.

Mr. Wright advised that of the 787 sales that took place on property last year, 690 sold for more than the appraised value. The preliminary 2001 taxable value on property (\$2.167 billion) increased by 11% over the 2000 value (\$1.939). Protesting should be done individually because groups who protest are not as effective since each property needs to be reviewed on an individual basis. The appraisal district will provide information to the property owner. The office is open 8a.m. to 5:00 p.m. and they also take appointments. GACD has a web site, which will show preliminary values, break down by land and improvements, etc. You can call to get comparable value information on your property. If you have a homestead exemption, the increase on taxable value is limited to 10% per year for three years and then the property is re-appraised. When you reach the age of 65, school taxes are frozen on a homestead.

CEPRA I projects will begin before the end of June and to be completed by August 31. Eight subdivisions are participating in approximately \$1 million of projects. The GLO and City are requesting each subdivision to respect the work area of the contractor and not to interfere with the operations and to go through their respective Board of Directors for any questions or concerns. Construction plans for the Galveston Island Beach Restoration were given to Jerry Mohn. The CEPRA I project will begin at Point San Luis. Jimmy Tyree of the GLO advised the dredging projects will proceed from Terramar to Sea Isle, Isla del Sol, Pirates Cove, and then to Spanish Grant and cautioned the boaters to be careful and cautious.

CEPRA II projects will begin September 1, 2001, and all interested subdivisions, townhomes, and condominiums were requested to indicate their interest. The GLO would like to have the Project Goal Summaries in place when the new program begins.

Marty Baker reported that the Galveston County Beach Erosion Task Force is working on issues to obtain funds for the Beach and Bay projects. In addition a project to locate sand sources off Galveston Island and Boliver Pinenusula is being evaluated as well as the funding sources.

Density issues are of concern to property owners and this was addressed at special meetings with the WGIPOA and the major land owners on the West End. The Comprehensive Plan will include special provisions for traditional neighborhood developments, which specifies the size of green areas and the density requirements for acreage from 25 to 200 acres. The final Comprehensive Plan will be presented to the public on June 6, Ball High School.

Jerry Mohn reviewed the status of various pending legislative bills including SB 1686 (West Galveston Island Conservation District); HB 2793 (Reducing the CEPRA match from 25% to 15%); and, HB 2794 (Placement of dredged material on the beaches).

Jim Steinbeck advised their will be a joint Emergency Response and Preparation meeting with the City of Jamaica Beach at the next WGIPOA meeting on July 21, 2001, at Jamaica Beach City Hall.

Marty Baker stated that United Way would like to extend a partnership to the West End Property Owner's Associations for member associations to become more involved in the annual campaign. The City has been very supportive of the WGIPOA and we need to help the City with contributions to United Way to support the needed services and programs.

The Texas Shore and Beach Association will have a joint Coastal Issues Conference with the GLO in February in Corpus Christi.

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