

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 14, 2002

The meeting of the West Galveston Island Property Owners Association was held on September 14, 2002. The meeting was called to order by Jerry Mohn, President, at 9:06 a.m. Directors in attendance were: Jerry Mohn, Wanda Greer (Terramar), Sidney McClendon (Pirates), Kathie Harty (Sea Isle), and Boots Galli (Jamaica Beach). Absent were Boyd Carr (Isla del Sol), Peggy Rapp (Condos), Dan Daigle (Spanish Grant Bay, and Al Birdwell (Bermuda Beach). Marty Baker, Advisory Director, was present as well as Susan McKirahan from C.K.M. Property Management, Inc. Jimmy Tyree from the Texas Department of Transportation were also in attendance.

Upon motion duly made by Marty Baker and seconded by Sidney McClendon the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of August 17, 2002, as presented.

The financial statements were not available and the review and approval will be delayed until the October 19 meeting.

On behalf of the WGIPOA, Jerry Mohn presented a plaque to Jimmy Tyree, formerly of the General Land Office (GLO), in appreciation of his work on the CEPRA program in 2000-2002.

The Estuary Park Plan was presented by Kathy Thomas-Barr. She is representing the Dugan Family, who owns 1000 acres at the western tip of Galveston Island just before the San Luis Pass Bridge. There is a 250 acre area to be protected, there will be no vehicles allowed, only bird watchers and naturalists. Approximately 40% of the beach area in San Luis Pass will have driving on the beach. The Dugan's are looking to set up a non-profit organization and fund to establish the nature sanctuary.

Upon motion duly made by Marty Baker and seconded by Sidney McClendon the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved to support the concept of the Estuary Sanctuary and urge governmental officials support.

Linda Shead for the Trust for Public Land helps communities preserve lands for people, including nature conservatories and preserves land for nature. She stated 90 percent of fisheries depend on marshes and 3/4 of bird species are here in Galveston Bay. It is a tremendous resource and needs to be protected. The stake holders meeting will be held on October 2, 2002 from 11-3 at the Holbrook building. There will also be a work shop benefit on October 9, 2002 in League City at the Civic Center from 9-3. They buy land and immediately turn it over to a community. Galveston Island needed a base for the conservancy organization on the Island.

A discussion was held on the United Way of Galveston fund campaign and the need for the West End to help the community since we are a part of Galveston.

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

RESOLVED THAT, the Board approved to donate \$500 to the United Way.

Discussion was held on the CEPRA II sand renourishment program for the West End. Three project areas have been approved by the Galveston City Council to sponsor the Project Cooperative Agreement (PCA) agreement with the GLO to nourish beaches. The projects are expected to begin in the Spring, 2003. these areas include:

1. Terramar, Sea Isle, Kahala Beach
2. Pirates Beach, Palm Beach, Pirates Beach West
3. Sunny Beach, Hershey Beach, Sands of Kahala, West Beach Grand, Riviera I & II, Bermuda Beach and Spanish Grant Beach

The beach access plan prepared by the Galveston Planning Department was reviewed. The plan was based on five criteria developed by the Planning Department. The President stressed that all subdivisions comply with the Open Beaches Act requirements, which is to provide a parking space for every 15 feet of beach; to provide beach access points up to every 1/2 mile; and, to provide signage to show public access to the beach. If parking space is insufficient, then the beach in front of the subdivision could be opened up to vehicular traffic. There is a question to the Planning department if subdivisions built before the law was enacted in 1993 were grand fathered. The subdivisions built before this time were not aware of the requirements and could not plan the appropriate parking spaces. The matter is being investigated by the City Attorney. The WGIPOA prefers driving in front of subdivisions to cease.

Sidney McClendon reviewed various legislation matters that will be presented to the upcoming 78th Texas Legislative session and include:

1. The Coastal County Mitigation Bill will bring a steady stream of money for coastal erosion projects. The Bill would propose that the State give a share of coastal counties hotel/motel occupancy tax to a fund for shore protection projects to become effective in 2005. The program would give a break to small, unpopulated areas that contribute less than the average in which they would receive more than the average.
2. Provide funds to the GLO in order for the University of Texas to monitor the GEOTUBE projects.
3. Enact a moratorium after a storm on the condemnation of any property seaward of the vegetation line for at least a year to allow vegetation line to grow.
4. Amend the Coastal County Subdivision Restriction Amendment, Section 204.002 of the Property Code, to allow subdivisions to change assessments.
5. Reinstate the Coastal County Conservation Bill.
6. Re-address the so-called Dewhurst Amendment of the Open Beaches Act to allow properties seaward of the vegetation line to be repaired after a storm if it does not impede the publics access to the beach or present a health hazard.

Mr. McClendon reminded everyone on the importance to participate and attend the Coastal Coordination council meeting on September 25 at the Hotel Galvez and the US Army Corp of Engineers review of the Coastal Erosion Feasibility Study from the Sabine River to San Luis Pass on September 26 at the County Courthouse.

Jerry Mohn introduced Ronnie Ellen Harrison, Democratic candidate for district 17 for the State Senate. Mrs. Harrison is an attorney and teacher and if elected will work with everyone. She reviewed the redistricting of the Galveston and Jefferson County areas and other counties near Houston. She stressed the State should learn from the Enron debacle on expenses and to place a moratorium on any kind of spending until they learns of all the waste. Violators should be taxed and fined. She believes the funds are not doing what they were intended for and to have a house cleaning of agencies.

Candidate Harrison discussed the current State Senator, Buster Brown, and a few of the programs he tried to introduce and why Houston has the dirtiest air in the U.S. Buster Brown came up with a plan for clean air and she wants to get rid of it. She is against Buster Brown's resignation and the election of a Senator for the old district for 2 months.

Candidate Harrison discussed the \$5 billion projected deficit for fiscal 2003. There is concern about an increase in the sales and property taxes. She supports the current 10% cap for increases in home appraisals used to compute property tax. For low-income homeowners in rapidly gentrifying areas, she supports a lower cap. In the long run, the only way to lower taxes is to control spending. Candidate Harrison stresses education, a safe community and environment with safety in the streets and insurance that is affordable. Education is the bottom line. She stressed that prevention saves time and improves the quality of life. Programs like CEPRA are a prevention method and it is working and the State should keep it. With erosion on the West End occurring so rapidly, homeowners need to take responsibility.

There being no further business to come before the Board, the meeting was adjourned.
