

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 18, 2003

The meeting of the West Galveston Island Property Owners Association was held on January 18, 2003. The meeting was called to order by Jerry Mohn, President, at 9:10 a.m. Directors in attendance were: Jerry Mohn-President, Sidney McClendon-Pirates Beach, Boyd Carr-Isla del Sol, Kathie Harty-Sea Isle, Al Birdwell-Bermuda Beach, David Boyd, Spanish Grant Bay, Wanda Greer representing Bill Aimone - Terramar, and Jim Steinbeck – Jamaica Beach. Also present was Susan McKirahan from C.K.M. Property Management, Inc. Directors unable to attend: Peggy Rapp – Condos and advisory Director, Marty Baker.

Jerry Mohn recognized Gary Greene a corporate sponsor and Vic Pierson, President of Moody Bank.

Motion by Al Birdwell and seconded by Boyd Carr the following resolution was unanimously adopted.

RESOLVED THAT, the Board approved the Minutes of December 21, 2002, as presented.

Al Birdwell provided the financial report. Al reviewed the collections and stated that there were two (2) outstanding accounts. January ending cash was \$11,000. The projected 2003 - 2004 expenses will be \$19,600 and the income at \$20,500. The Lobbyist expense will be \$10,000. During the year there will be community donations for goodwill for EMS, Friends of West Galveston Island State Park and United Way. It was recommended that a budget be established for "public relations" in the amount of \$3500. Discussion was held concerning that the public relations should put together an annual report and accomplishments.

Motion by Al Birdwell, second by Wanda Greer, the Board approved the Financial Report.

Sidney McClendon extended appreciation to Jerry Mohn for all his dedication and time.

A Special Board meeting was held on January 11, 2003 to review the nominees for the elections by the Board.

Motion by Al Birdwell, second by Wanda Greer, the Board approved the Minutes of the meeting for January 11, 2003.

The Board appointed a nominating Committee with Sidney McClendon as Chairperson. Sidney stated that the committee had selected the nominees and is now seeking approval.

Motion by Sidney McClendon, second by Al Birdwell, the Board approved the nominees as following nominees:

Bill Aimone – Terramar

Jim Steinbeck – Jamaica Beach

David Boyd – Spanish Grant

Jerry Mohn stated that the Board decided to have general business meetings and alternate every other one with a guest speaker. The February meeting will be the annual meeting for the members and elections of board members and officers.

COASTAL COORDINATION COUNCIL (CCC) – Jerry Mohn announced that the long awaited appointment had finally come. Effective January 16, Vic Pierson, Mayor of Jamaica Beach, has been appointed by the Governor to serve on the Coastal Coordination Council as the municipal government representative. Vic's first meeting will be in Austin on February 6 when the Executive Committee of the Coastal Coordination Council meets. This is a great day for Galveston to have someone like Vic Pierson from the west end to become a member of this very important group in Austin that really shapes the destiny of our beaches and bays. Vic replaces Dr. Bill Clayton, formerly City Council Member.

GENERAL LAND OFFICE (GLO) - Jerry Mohn reviewed the events at Jerry Patterson's swearing in ceremony as the new General Land Commissioner on January 3, 2003, at the State Capital. There were approximately thirty people who attended from Galveston. The Board felt that we have a good pro-active GLO staff. Jerry Mohn also reviewed the luncheon meeting with Commissioner Patterson and Chief Deputy Larry Laine and the Coastal Coordination Council meeting of January 9. The Coastal Coordination Council wanted the GLO to have enforcement rights with dune/beach issues. The WGIPOA opposed this change and the Commissioner deleted this item giving back enforcement to the County and City. The GLO will recommend amending the Open Beaches Act for a two year moratorium after a major storm in the condemnation of structures seaward of the vegetation line if they do not deny the public's access to the beach or pose a health hazard. In addition, the Commissioner added language on the Executive Committee report of GEOTUBES that they did indeed save the beach, infrastructure, and homes during the tropical storms in September and October. Jerry Patterson's focus will be on the beaches. There are problems with the CEPRAs especially since Texas has a \$9.9 billion deficit and it may require changing the matching funding. Jerry Patterson is also in favor of the Coastal County Mitigation Bill. The new Deputy Commissioner of Coastal Resource Management will meet with Jerry Mohn and Sidney McClendon and the Task Force lobbyist, Clay Pope, on January 22, on legislative issues the WGIPOA supports.

SEWERS FOR THE WEST END – The guest speaker was Brandon Wade, Director of Public Works for the City of Galveston, and he presented the \$46.3 million proposed bond issue for massive sewer projects throughout the City, including the West End. The bonds would be issued in \$10 million increments over a five year period and the cost to the homeowner at the end of this period will be an increase in their sewer bill of 8% per year or approximately \$10/month. The EPA and TNRCC are pleased with the sewer City and their efforts to move forward on this. The City's bond rating is at a very high [point and the interest costs are very low so it is a good time to take advantage of the financial situation.

There will be a new design for the Terramar treatment plant plus new trunk lines down FM 3005 and Stewart Road. All sand that is dug out for the sewer lines will be used to renourish the beach if it is beach quality sand. Brandon indicated that Dianna Puccetti, City Council Member, requested the new sewer did not include any impact fee for existing homes, which was good news for everyone. The homeowner will be charged a hook up fee or tap fee when the sewer lines are connected to the house.

The focus of the discussion involved the west end, primarily west of Jamaica Beach and the subdivisions, Palm Beach, Spanish Grant Bay, and Sunny Beach. The bond proposal will be presented for approval to City Council in February. Brandon indicated the problem in some of the older subdivisions where the right of way on the road is only 20 feet and for new sewers, they need 50 to 60 feet. There will be easement issues to consider and water and sewer lines have to have a specific separation of nine feet and the sewer line depth is no more than 4 to 5 feet. It will take 12 to 18 months to begin the project after approval. Approximately 99% of the septic tanks will be eliminated with the new plan; however, scattered homes with sparse population and if not part of a subdivision, may not be hooked up due to the cost. These areas will be reviewed.

Brandon indicated a master plan for drainage issues is 75% complete and it will be finished late Spring. Drainage problems exist with several subdivisions on the West End and this matter will become a major

concern in resolving the issue. Brandon indicated that drainage is not an individual issue but a subdivision issue. There is also a problem with drainage from the Gulf to the Bay because FM 3005 hinders the flow of water. We would have to include TEXDOT in any conversation on a subdivisions drainage issues.

BEACH ACCESS PLAN – The Planning Commission is going to have a work shop on February 11, 2003 and then a public hearing on February 18, 2003. It is uncertain whether the plan will be approved. If the plan is approved it will go to City Council. Members were asked to give their comments concerning the Beach Access Plan before February 3, 2003 to the Planning Commission.

COASTAL IMPACT ASSISTANT PLAN (CIAP) – The Coastal Coordination Council approved on January 9 the Stage 2 awards of \$50,000 or less and for the West End, these include Bermuda Beach (\$10,000), Spanish Grant – Beach (\$10,000), Sunny Beach and Seascape (\$10,000), Sea Isle (\$10,000), Terramar, (\$12,500), 5500 Association (\$10,000) and the City of Galveston (\$50,000).

PUBLIC SAFETY – Discussion was held on the importance and great need of getting a substation on the West End. Although seven (7) Officers are assigned, cover is inadequate since half usually serve due to time away from the job, vacation, sick time and employee changes. At the 12 Mile Road Fire Station a refueling station is being added at a cost of \$50,000. Discussion was held on the need to have improvements on the Fire Stations and EMS.

COMPREHENSIVE PLAN (CP) – The West End portion of the CP was approved by Galveston City Council on December 19, 2002. All issues were not resolved and a West End Land Use Committee will be formed to look at how wetlands will be mitigated, the heights of buildings, density, etc. Members will be appointed by the City Council.

FEASIBILITY STUDY – The U.S. Army Corp of Engineers has made presentations as to where they are in the project. This is a 3 to 4 year study to determine erosion response projects from Sabine Pass to the San Luis Pass. The GLO has been successful in finding sand sources. Sand sources are closer in than was expected.

GALVESTON CITY MANAGERS MEETING: The Board believes the quarterly meetings have made a significant impact for the west end such as the EMS resolution and sewers for subdivisions. The next City Manager's meeting will be planned for late February or early March. The main topic will be the drainage issues of the west end and a police substation.

LEGISLATIVE UPDATE – Sidney McClendon stated that the Board has been meeting with the GLO and the Board of the Texas Beach & Shore Association. Sidney stated the following goals for the WGIPOA. Sidney stated it was important to let new people understand our concerns and what we want to accomplish.

1. Coastal County Mitigation Bill – It is a money Bill to attain the necessary funding for local match of a major COE shoreline restoration project.
2. An amendment to the Property Code to allow Subdivisions to amend their Restrictions using one document, where the Subdivision has multiple Restrictions for each Section. This will allow subdivisions to adjust maintenance fees and assessments.
3. "Dewhurst" Amendment – concerns the GLO wanting structures to be removed, when the Attorney General will not act, allows owner to make repairs. The GLO Commissioner intends to add this portion to the two year Moratorium amendment.
4. Coastal County Redistricting
5. Dellihide Cove Project – Geotubes installed at a cost of \$1 Million, project has been on hold and is now being considered to start in the summer.
6. FM 3005 drainage problems. A meeting is being arranged with TexDot.
7. The Board needs to decide direction of vote on charging for Parking on the Seawall and emphasizing

that the money be used for beach renourishment. The President asked the Board members to discuss the matter with their respective Boards and to make a decision at the February meeting.

TSBA: The President announced the Texas Shore & Beach Association membership meeting on January 21 in Corpus Christi at the Holiday Inn, Airport, 10:00 AM to 3:00 PM.

There being no further business to come before the Board the meeting was adjourned at 11:30 a.m.
