

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

January 17, 2004

The meeting of the West Galveston Island Property Owners Association was held on January 17, 2004. Jerry Mohn, President called the meeting to order at 9:00 a.m. Directors in attendance were: Boyd Carr (Isla del Sol), Steve Zamora (Sea Isle), Tom Boothe (Condos), Bill Moll (Spanish Grant), Wanda Greer (Terramar), and Al Birdwell (Bermuda Beach). Susan Gonzales from C.K.M. Property Management, Inc. was also present as recording Secretary.

The minutes of the December 20, 2003, and the special Board meeting of January 6, 2004, were e-mailed to the Board. Upon motion duly made by Al Birdwell and seconded by Wanda Greer, the following resolution was unanimously adopted.

Resolved that, the Board approved the Minutes of December 20, 2003, and January 6, 2004, meetings as presented.

Al Birdwell reviewed the Financials with the Board. Discussion was held concerning the expenditures of various funds. Cash in the bank is \$15,500. An additional \$500 in dues was collected and there are still two Associations who have outstanding dues. There was a meeting expense of \$200. Ending cash is \$16,000. Notification for 2004 Dues will be sent out the 1<sup>st</sup> of March.

Upon motion duly made by Steve Zamora and seconded by Tom Boothe, the following resolution was unanimously adopted.

Resolved that, the Board accepted the financial report as presented.

Jerry Mohn introduced State, City and County Officials: State Senator Kyle Janek, City Council Member Lyda Ann Thomas; Mayor of Jamaica Beach, Vic Pierson (also member of the Coastal Coordination Council); County Sheriff Department included Brian Lamb—Captain of Patrols, Sergeant Durand Fooks, and Constable Clyde Batten; Gil Langley-CEO of Galveston Parks Board; and, Officer Fred Whorton of the Galveston Police Dept.

Jerry Mohn introduced Corporate Sponsors: Mike Brown with Silverleaf, Peggy Zahler with -Johnson Space Center Credit Union, Brock Kinnear of Sand 'N Sea, and Vic Pierson with Moody National Bank.

Candidates introduced for the May 15, 2004 elections were for Mayor, Lyda Ann Thomas; for District 6, Beau Rawlins, Tom Brown, and Tom Lewis; and, Brian Lamb – County Commissioner Precinct 2.

**OPEN BEACHES ACT** – City Council Member Lyda Ann Thomas advised The City of Galveston has received a response from the General Land Office (GLO) on the Beach Access Plan. The results will be made public next week.

**FIVE-YEAR ANNIVERSARY** – WGIPOA will celebrate five (5) years in February.

**VOTE GALVESTON** - Jerry Mohn reminded members that a property owner's spouse could register to vote in Galveston. One can vote in their City of residence and one in Galveston.

**CENTEX HOMES & POINTE WEST** – Jerry Mohn introduced Ian Hause, Land Development

Manager for Centex Destination Properties and developer of the newest planned community on the west end. CDP is part of Dallas-based Centex Homes ([www.centexhomes.com](http://www.centexhomes.com)), one of the nation's leading homebuilders whose other brands include entry-level Fox & Jacobs Homes and on-your-lot builder Wayne Homes. Centex Homes operates in more than 90 U.S. markets in 26 states. Centex Homes is a subsidiary of Centex Corporation (NYSE: CTX), a Fortune 250 company with annual revenues of approximately \$9 billion.

Centex also has ranked No. 1 in three of the last four years on Fortune's list of "America's Most Admired Companies" in the engineering and construction category.

Ian Hause stated that Centex Destination Properties (CDP) examined the market in Galveston and looked to see what brought people to Galveston. In planning the resort, CDP worked within the parameters of the city of Galveston's new Comprehensive Plan and sought densities below those allowed in the plan. Hause said that the Comp Plan is fair and balanced in terms of guiding development as it related to Planned Development and Traditional Neighborhood Development. They looked at the habitat with the intention of protecting these areas. Saw the importance of low density, open spaces, amenities, and habitat preservation.

Acquisition and development of the property (west of Pointe San Luis Laguna & Playa) will be in four phases with full build out projected in 10 to 12 years. Referencing a plat of the first phase, Mr. Hause pointed out a central public area and bike trail system, open space and avoidance of wetlands.

The first phase is the initial purchase of property on the beach side with approximately 287 home sites on approximately 145 acres west of the Playa San Luis subdivision. CDP plans to build 9-unit villa structures, single-family cottages and a public area with a fitness center and restaurant. Also, CDP will sell residential lots for single-family home construction. A beach access point with public parking, a picnic area and an ADA compliant walkover also will be incorporated into the village core.

Upon completion, the project is expected to add approximately \$500 million of value to island and county tax rolls. Phase one will be approximately 25 percent of this value. Every two or three years, another Phase will begin construction. In addition, CDP will be constructing three (3) miles of sewer lines from the development to tie into the Terramar treatment plant and is negotiating with Texas Gas Company to put in eight (8) miles of gas lines to serve this area of the west end. In addition, CDP is discussing with the City a provision for a police substation on the West End in which CDP would donate the land and possibly build the structure, which would be operated by the city. Sales are expected to begin in spring 2004, with marketing efforts throughout the state of Texas. Construction also is set to begin in 2004.

**SKI LAKE** – Jerry Mohn introduced Jeff Blackard with Oly Galveston Partnership. Jeff Blackard discussed the construction of the lake between FM3005 and Stewart Road at Pirates Beach. Jeff stated when Oly purchased the land from the Woodlands Corporation there was a requirement to construct nine (9) holes of golf. Land was swapped with the Galveston Country Club and this requirement was released.

When the need for sand arose for beach and dunes projects, the ski lake idea came into being. Most of the sand was sold for \$1.00 a yard and some was donated.

The ski lake will not be bulk headed, will have a natural looking lake with islands and will have only one specially designed, low noise ski boat on the lake at a time. Jet skis will not be allowed but on occasion there may be Jet Ski tournaments. The lake was permitted through the County and will be excavated to twelve feet (12') below sea level. Within the next 30 – 45 days the huge stockpiles of sand will be gone. Cottages and retail outlets are planned for around the lake possibly in 2 to 3 years and development will begin in March. There will also be some retail, but no plans are available at this time.

City Council member Lyda Ann Thomas advised that at the last City Council meeting, a six month

moratorium has been instituted with no more digging of new sand pits.

**GALVESTON PARKS BOARD:** Gil Langley, President and CEO, thanked the WGIPOA in supporting the paid parking program proposed by the Parks Board at the last City Council session.

**NOMINATING COMMITTEE** - The committee has nominated the following Associations to be reinstated to the Board of Directors for another three years: Isle del Sol, Condo's, Pirates Beach & Cove and Sea Isle.

**BOARD DECISIONS:** The Board met on January 6, 2004 to discuss various issues.

- Committees: The Board decided to eliminate committees and will now have committee or task force on an as needed basis.
- Meetings: The Board will continue to alternate meeting with a general meeting one month and the next with a designated speaker.
- Legislative: The WGIPOA will continue to promote the Coastal Protection & Improvement Bill in the next legislative session. The Bill will provide source of funds for shore projects with a 65/35 match.
- Other:
  - The Board will continue with City Manager meetings.
  - The Board will continue to make Resolutions for issues that benefit the West End.
  - The Board will continue to make contributions for Goodwill. Each will be reviewed as to the merits.
  - The Board will continue to have effective public relations & produce a brochure & will run ads.

Jerry Mohn stated that the WGIPOA is an Association whose members are the various property owner associations on the West End. Members of these member Associations are always welcome to attend meetings. The decisions, which are made by the Board of Directors, are for the benefit of the property owner associations and for the entire West End. These decisions may not be the viewpoint of an individual property owner but are in the best interest of the overall west end island needs. The main emphasis of the WGIPOA is shoreline restoration and improving the quality of life on the west end.

**BROCHURE** – Kathy Barr presented the concept of the WGIPOA brochure. Kathy recommended advertising quarterly with a quarter page ad in the newspaper and recommended a monthly press release.

Motion by Al Birdwell, second by Wanda Greer, the Board passed the Resolution to accept the costs for the brochure (\$2,173) and ad program (\$1,573).

**CEPRA II-** Sand is being placed on the beach in Sea Isle, then Terramar, and finally the 5500 Association. Work will be completed by the end of the month.

**CEPRA III-** The total is for \$5.7 million worth of projects for Galveston County. Included in the figures are 16 subdivisions on the west end that have submitted for almost \$2 million of funds.

**Feasibility Study** – the study is in its fourth year and \$750,000 has been designated for the upcoming fiscal year. Under WRDA (Water Resource Development Act) the Corp. of Engineers has \$4.5 billion worth projects with only \$120 million for shoreline restoration projects.

**WEST END RESTORATION PROJECT** – a meeting was held with the various government agencies on marsh restoration projects West of Jamaica Beach to San Luis Pass. The priorities are the undeveloped marsh areas that are exposed to the elements. The agencies will work with established bulk headed

subdivisions when their channels are dredged to build terraces and mounds. Mars areas adjacent to a subdivision will receive a high listing as well. Marsh restoration and dredging projects will be reviewed with Bay Harbor, Sea Isle, Isla del Sol, and Terramar.

**COASTAL TEXAS 2020 CONFERENCE** – will be held March 21 – 22.

**DELEHIDE COVE** – to be completed within the next couple weeks. Jerry Mohn stated that volunteers are needed to help plant vegetation in Delehide Cove. The WGIPOA received a \$16,500 grant from Fish America Foundation to plant vegetation.

**ANCHOR BAY DEVELOPMENT** - Bill Moll from Spanish Grant objected to their use of the Spanish Grant roadways and canals. He stated there would be a meeting on February 3 by the Planning Commission.

There being no further business to discuss the meeting was adjourned by unanimous vote.

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