

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

October 16, 2004

The meeting of the Board of Directors of the West Galveston Island Property Owners' Association, Inc. was held on October 16, 2004 at the Galveston County Club. Jerry Mohn, President, called the meeting to order at 9:00 a.m. Directors, Sidney McClendon – Pirates Beach/Cove; Al Birdwell – Bermuda Beach; Tom Boothe – Condos; Ann Lyman – Isla Del Sol; Wanda Greer – Terramar; Bill Moll – Spanish Grant Bay; Marty Baker - Advisory Director (Pirates Beach); and, Susan Gonzales (Recording Secretary) were also present.

Jerry Mohn introduced Jackie Cole – City Council Member, District 6, Bill Hyneck – Trustee from the Parks Board was introduced. WGIPOA corporate sponsors, Bert Fineman and Claire Reisweg from Sand 'N Sea Realtors, and Peggy Zahler from the Johnson Space Center Credit Union were introduced. Sheriff Bryan Lamb (also running for County Commissioner Pct 2) was introduced.

The September Minutes were reviewed. Motion by Sidney McClendon, seconded by Al Birdwell, the Board approved the September 16, 2004.

Al Birdwell, Treasurer gave the financial report. WGIPOA has \$26,000 cash on hand. There is a balance of \$1000 to be collected in outstanding dues.

Motion by Sidney McClendon, seconded by Tom Boothe, the Board approved the financial report.

**Jackie Cole Report – District 6:** Jackie Cole stated that the budget was approved of \$66.16 million verses \$63.73 million last fiscal year. The tax rate stays the same at 54.17 cents per \$100 of value. A rate increase was also passed for sewer, water and drainage. Although the Comprehensive Plan has been finished, portions of policies for the West End were left open. The Comprehensive Plan recommended a separate West End Land Use Committee be formed to resolve any opened issues and to develop ordinances. This committee has been formed with 13 people from various areas that affect the West End. Members of the Committee will include a large land developer, one small developer and one small landowner; two homeowner associations; three single family homeowners from the beach and bay areas; an environmental home owner; an environmentalist; a member from the Planning Commission; a builder; and, a member for economic development. At large or ex officio positions will be for the County, City of Jamaica Beach, Pirates Beach, Department of Planning; and, the GEDP. The West end land use committee is looking at implementing and putting into place concrete policies of land use. This committee will look at 1) Excavation Ordinance, 2) Height of buildings to be allowed on the west end – density issue, and 3) Fresh water wetland ordinance – The US Army Corp of Engineers no longer protects fresh water wetlands, only jurisdictional wetlands with tidal influence or navigation. The remaining fresh water areas on the West End need to be protected. This committee will also look at the use of fill on new lots and cumulative impact to the older lots. Much of the land in the West End is already platted and the owners have vested rights. However, what little unplatted land remains is the concern and methods to protect any wetlands or dunes will be addressed. The West End Land Use Committee writing of ordinances will be the key to any success in protecting the natural beauty for the future generations to enjoy. The Committee will be formed in two weeks and the Planning Department will schedule meetings.

Jackie Cole stated that the Seawall parking has been tabled. There are plans to implement a demonstration project to monitor the success of seawall parking.

Jackie also stressed on any issues or concerns to please Email City Council. Express your desires in what you want for your home and neighborhood.

**Parks Board Meeting:** The WGIPOA and the Galveston Island Vacation Realtors Management Association (GIVRMA) met with the Parks Board on October 7, 2004, which was very successful. More trash and debris pick up service will be available than this past year from the end of the Seawall to San Luis Pass. Besides repairing trash barrels, all heavy debris along the beachfront will be removed. There will be a heavy and light debris crew. Pick up of trash on the beach will be from the mean sea line to the dew line. The Parks Board plans to acquire two additional trucks for trash and wood debris pick up. The goal is to clean the beaches 6 days per week for all access points and to empty trash barrels from 7 mile road to San Luis Pass every other day. There will be no raking of the seaweed on the beaches except the pocket parks. A roving mobile security unit for the pocket parks and this group will respond to any incidents on the west end.

In addition, during the peak season, a 40 foot-dumpster will be placed at Pocket Park #2 as the refuse dumping point for the west end. In this manner, the trucks will not have to leave the area and continue to pick trash and refuse. The Parks Board plans to purchase two refuse trucks (used) and assign crews specifically for the west end. There should be 6 to 8 workers per day except Thursday for the west end. The workers would clock in at Dellanera Park instead of downtown, thereby saving at least an hour and more time to clean the beaches.

**City Manager Meeting:** A City Manager meeting will be set up in early November to cover issues and concerns still outstanding. We will continue to ask for a police substation to be located on the west end. Other issues are paving of 11 Mile Road in front of Laffites. Members were asked to notify Jerry Mohn of issues they want addressed at this meeting.

**PID:** Sue Darcy, Knudson & Associates was unable to speak today. Jerry stated she will be asked back. Her topic was PID's and Management Districts as financial vehicles in shoreline restoration projects.

At this time Sue Darcy asked from those sedations interested in a PID to provide estimated costs, which are coming from the Engineers. An engineering firm provided a general guideline to estimate costs for the survey, permit and engineering costs. The City of Galveston negotiated with the bond consultant and attorney to delay fees until the PID is put together. The fees would be paid out of the proceeds from the PID.

**Political Consultant:** Nick Kralj & former State Senator "Buster" Brown have been hired as political consultants to represent the Galveston County Beach Erosion Task Force on costal issues in Austin during the upcoming legislative session. The WGIPOA funds a third of this cost.

**United Way:** Jerry Mohn stated that although he was very active in United Way he would not request a donation from WGIPOA but asked members to consider a contribution because we are part of the Island and it has special needs to take care of the disadvantaged. There was discussion and the Board did not agree and wanted to donate to the United Way because the donations would be used in Galveston. Motion by Sidney McClendon, seconded by Tom Boothe, the Board approved an expenditure of \$300 to be donated to the United Way Foundation. Vote was four (4) for and one (1) against. Jerry Mohn voted no.

**Sand Source:** A moratorium has been placed on excavating sand from the island. Beach quality sand has been found in the gulf. At this time we can not obtain access to this sand because the Corp. of Engineers has not finished the Feasibility Study. It could take another 3 – 4 years before the sand can be used. In the interim, unless an economically viable sand source is available for sand nourishment projects, the West End will not be competitive in securing funds under the CEPRA program because the GLO will place the funds to coastal areas that receive the "biggest bang for the buck".

**Anchor Bay Development:** The Spanish Grant Bay and Anchor Bay obtained a joint hydrology study to see the impact of the new development on the existing canals. The conclusions were that substantial damage to the canals would occur. At this time Spanish Grant is requesting that the Use Plan be cancelled. They are asking for a no vote to Anchor Bay and a yes vote for Spanish Grant.

**Sea Isle:** Sea Isle has decided to no longer participate in the WGIPOA but did pay half the fee. The Articles of Incorporation indicate that "any vacancies on the Board shall be filled by the Board until the next annual meeting of the Members when the vacancy shall be filled by the Members." The Board will review property owner association members and elect one to fill the vacancy until the annual meeting in February.

There being no further business to come before the Board, the meeting adjourned at 10:40 a.m.

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