

# WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

January 20, 2007

Jerry Mohn, President, called the Board of Directors meeting for the West Galveston Island POA to order at 9:05 a.m. Directors making up the quorum were Jerry Mohn, Peggy Zahler - Spanish Grant Beach; James DeFord - Spanish Grant Bay; Steve Magee - Isla Del Sol; Sidney McClendon - Pirates Beach; Wanda Greer - Terramar Beach, and Rick Heiberg - Pointe San Luis. Marty Baker advisory to the Board was present. Susan L. Gonzales - Acting Secretary (CKM Property Management). Michael McCully was also in attendance, he would be replacing Rick Heilberg as the Pointe San Luis Director.

Corporate Sponsors Peggy Zahler with Johnson Space Center Credit Union, Gary Greene - Gary Greene Realty and Vic Pierson - Moody Bank were acknowledged.

Officials recognized were Brian Lamb - Galveston County Commissioner Pct 2, Vic Pierson - Mayor of Jamaica Beach, Gordon Morse - GARM, Steve Spicer - Jamaica Beach Fire Chief and Alderman, and Juan Pena - Galveston City Council Member Pct 3.

**Minutes:** Minutes were sent by email and reviewed by the Board. Upon motion duly made by Wanda Greer and seconded by Sidney McClendon, the following resolution was adopted by unanimous vote.

**RESOLVED THAT**, the minutes of December 16, 2006 were approved as presented.

**Financial Report:** Jerry Mohn gave the financial report. Cash on hand \$12,182, total assets: \$12,457. Dues will be mailed in April 2007. Upon motion duly made by Peggy Zahler and seconded by Steve Magee, the following resolution was adopted by unanimous vote.

**RESOLVED THAT**, the financial report was approved as presented.

**Galveston County Council Member Juan Pena:** Jerry Mohn introduced Juan Pena. Mr. Pena stated that the Erosion Task Force recently met and discussed revenue resources for Cepra V. On December 15, 2006 MUD 1 was dissolved and the City of Galveston took over operations. The City of Galveston mailed out a letter to owners in Pirates Beach and Pirates Cove concerning the water, sewer and garbage. To contact Mr. Pena email [JuanPena@CityofGalveston.org](mailto:JuanPena@CityofGalveston.org).

### **Program - Galveston Fire Chief Mike Varela - Galveston Fire Department - Past - Present - Future**

Galveston Fire Department began in 1866 with volunteers and the first paid Fire Department in Texas was formed on the island in 1885. Chief Varela is the first minority Fire Chief for the Galveston Fire Department. When he joined the Fire Department in 1979, there were 117 fire fighters and 7 stations. During these years the number of fire fighters dropped to 98 and went from 7 Stations to 5 Stations. Staffing was down as well. Prior to Chief Mike Varela's appointment there were 105 Fire fighters, three fire fighters on a truck, six stations, a Fire Chief, secretary and three addition office personnel with \$50,000 of revenue being brought into the city. Since his appointment, there are 120 firefighters, four fire fighters on a truck, still six stations, the Fire Chief, an assistant Fire Chief and three staff personnel. The revenue has increased from \$50,000 to \$280,000.

Station 7 (12 Mile Road) now has a dedicated ladder truck and a pumper. Fire fighters protective clothing

was replaced to upgrade it from the minimum protection to mid line protection and this was done through grant money and city money. Now have AED's (automatic external defibrillator) and thermal imagers (a camera that is able to see in smoke filled rooms to find victims) on every truck. The Fire Department has received \$200,000 of other equipment to include: 40 air packs, 40 spare bottles, and voice amps for every air pack. Grant money paid for 80% while the City paid the remaining 20%. The Homeland Security Grant provided two trucks, two thermal imagers and six radios, no cost to the City. The Fireman's Insurance Fund Grants provided three thermal imagers after Hurricane Rita at no cost to the City.

Incident Types:

Hazardous Conditions-No Fire	Chemical, Power line, <b>Electrical</b>	8%
Service Calls	Person in distress, lock out, water, smoke or odor, animal, invalid, <b>unauthorized burning</b>	6%
Good Intent Call	<b>Cancelled en route</b> , no incident, authorized controlled burning, steam, smoke or odor scare	14%
False Alarm or Call	Malicious, mischievous, municipal & local alarm system malfunction smoke detector, <b>alarm system malfunction</b>	27%
Fire	<b>Building</b> , vehicle, freight, off-road vehicle, heavy equipment, brush, grass, <b>rubbish, trash</b> , dumpster, vapor combustion explosion	9%
Rescue & EMER. Medical	<b>Medical assist, EMS</b> , Vehicle accident injuries, vehicle/pedestrian accident, extrication of victim, elevator rescue, surf rescue	35%

Chief Varela advised the Jamaica Beach Volunteer Fire Department will respond to calls as well and he complimented Chief Spicer and the Fire Department in doing a great job. Jamaica Beach has 27 fire fighters and a 135 foot ladder truck.

Currently Station 7 (12 Mile Road) has a pumper and ladder truck. The Fire Department will do fire inspections of homes and to call: 797-3850. Station 7 & 8 (Sea Isle) received from Jan – December, 521 calls. In that same time period the City of Galveston received 8000 calls. Blue markers along the streets indicate fire hydrant markers. All fire hydrants are inspected annually for any repairs or pressure malfunction. No open fires are allowed on the beach – it has to be contained such as a barbeque pit is allowed. The Chief stressed the importance of large visible numbers on a house makes it a lot easier for the fire truck to identify a property.

Chief Varela could not stress enough the importance of smoke detectors. They are inexpensive and every home should have several. The Fire Department will come out and install smoke detectors for senior citizens. A fire doubles in size every minute and smoke detectors work!

As far as the future, Chief Varela believes a new fire station will be necessary for the East End as well as the West End. The growth in both of these areas will necessitate a new station and the sooner the better. For

the west end, a possible new location could be 8 mile road & Stewart or San Luis Pass area. In addition, a good clue for a new fire station is response time. If the response time exceeds 8 minutes then a new station is needed. Currently, the response time in the City is 3 to 3.5 minutes while on the west end it is 6 to 8 minutes.

**Hotel/Motel tax** – It was stated that of the \$100 million Hotel/Motel tax collected for the City of Galveston in 2006, the West End had \$13.2 million or 13% of this figure. 9% of the West End Hotel/Motel tax that went to the City was \$1.2 million and this revenue came from 13 companies and 14 individuals.

**GARM (Galveston Association of Rental Managers):** Officer Gordon Morse with GARM stressed the importance of homes having the numbers clearly visible. To help in security a home should be install motion lights. Wanda Greer asked that with the annexation of Pirates Beach and the increase of homes the Police will be covering, will there be an increase in the number of Officers. Gordon Morse stated no, that only 4% of the crime is committed on the west end. For any problems with rental properties to call: 682-3603.

**City Manager Meeting** – the meeting will be held on February 15, 2007. Any items the Associations wish to bring up at this meeting should be brought to the attention of Jerry Mohn.

**Annual Meeting: WGIPOA** – In March we will be in our 8<sup>th</sup> year. Annual meeting Board nominations are Pirates Beach and Isla Del Sol and we want them to continue. WGIPOA is also inviting four additional Associations: Bay Harbor, Sea Isle, Jamaica Beach and Pointe West.

**Sunset Cove** – located across from Sandhill Shores is installing an 18000-gallon propane tank since the Gas Co. could not install gas lines. It will be buried  $\frac{3}{4}$  in ground and landscaped. The WGIPOA Board will meet with Sunset Cove and Sandhill Shores to review the installation and any options available.

**Coastal Impact Assistance Program - Energy Bill** - Revenue \$60 million to Texas, 65% to State and balance to County. Projects Spanish Grant, Jamaica Beach participating. \$1.8 million – West Island Bay Marsh restoration project was selected when Isla Del Sol opted out. The Coastal Improvement Bill passed without funding. The new Bill will be Coastal Improvement Funding Bill.

**80<sup>th</sup> Legislative Session Agenda** – The WGIPOA will be traveling to Austin during committee hearings to support passage of CEPRA V as well as other bills to fund coastal shoreline restoration projects.

**Voter registration** - It is recommended that one spouse vote here in Galveston one at residence if different.

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

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