

WEST GALVESTON ISLAND PROPERTY OWNER'S ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 21, 2007

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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, Sidney McClendon – Pirates Beach, Clay Lewis – Sportsman Road, John Schiller – Acapulco Village, Mike McCully – Pointe San Luis, Marie Garrett – Bermuda Beach, Tom Booth - Condominium and Sharon Ryan – Jamaica Beach Improvement Committee. Susan L. Gonzales – Acting Secretary (CKM Property Management).

In attendance were Lyda Ann Thomas – City of Galveston Mayor, Wendy O’Donohoe – Director of Galveston Planning, Brandon Wade - Director of Public Works for the City of Galveston and Assistant City Manager. Other members and dignitaries recognized were Juan Pena – City Council Member District 3, Jeri Kinnear – Galveston Island Parks Board Trustees, and, Judge Roy Quintanilla. Running for District 6 City Council were Pat Grady and Dianna Puccetti. Democratic Candidate for Galveston County Sheriff, Eric Nevelow, was introduced.

Corporate Sponsors Peggy Zahler with Johnson Space Center Credit Union and Marie Garrett – Beach Restoration were introduced.

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

RESOLVED THAT, the minutes of March 17, 2007 were approved as presented.

FINANCIAL REPORT Peggy Zahler gave the financial report. Total income \$26,937, Business expenses \$3,265, Grant & contract expense \$500, Misc. expenses \$3,095 with Total expenses of \$6,860. Net Income was \$20,077 and Total assets are \$35,329.45. Upon motion duly made by Peggy Zahler and seconded by Sidney McClendon, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the financial report was approved as presented.

Presentation by Brandon Wade:

CITY OF GALVESTON-West End Projects Status – A "Quick Look".

Water

- Projects previously completed are 2nd water line from 7 Mile to 10 Mile Road, 2nd water line from 10 Mile to 13 Mile Road and one million gal. elevated tank at 10 Mile Road.
- Projects recently completed are 2nd water line at Jamaica Beach to White Sands and Interim Jamaica Beach Pump Station.
- Projects under design are 2nd water line at 13 Mile Rd to Jamaica Beach, two million gal. Elevated storage tank at Isla Del Sol, 1894 West Bay transmission line rehabilitation to reline rather than replace and the Thomas Mackey Water Plant, which is ½ mile south of Lowes and is to be expanded.

- Projects being considered are rehabilitation of White Sands elevated, possible elevated storage tank at old MUD-1, possible elevated storage somewhere between 7 Mile and 10 Mile Road, Additional pump capacity at Airport Pump Station and additional ground storage and, and rehabilitation of old Alta Loma Well Field (purpose for peak water & emergency water availability which may utilize the Aquifer storage and recovery Wells.)

Sewer

- Projects underway or nearly completed are a 0.5 MGD Terramar wastewater treatment plant (WWTP), Terramar Plant to FM3005 trunk main and lift Station, and Sea Isle to Sunset Cove Trunk Main.
- Projects about to begin are the Sea Isle subdivision for sewer lines, fire lines and paving, Marina Blvd lift station at Pirates Beach, the Galveston Country Club irrigation & increase in capacity; and the lift station for Sportsman's Rd.
- Projects ready to bid is Terramar Beach subdivision for sewer lines, fire lines and paving.
- Projects on hold are the Bay Harbor right of way issues being resolved, survey results were received this week, now working on paperwork to acquire lift station easement.
- Projects being designed are the far west end sewers from east of Sunset Cove to Jamaica Beach, Terramar Beach WWTP expansion to 1.0 MGD, Palm Beach Sewers and near west end sewers from east of Pirates Beach to Sunny Beach and Sportsman's Rd. The goal is to finish designs by December 2007.
- Projects being contemplated are the Pirates Beach/Cove WWTP permit revisions, Terramar Beach WWTP expansion to 1.0 MGD, Palm Beach sewers, and near west end sewers from east of Pirates Beach to Sunny Beach and Sportsman's Road.

Drainage

- City Master Planning completed in 2003 left many unanswered west end questions.
- Subdivision drainage plans: Playa San Luis has been completed showing that there is not much the City can feasibly improve. Bay Harbor needs a right-of-way and is likely to start planning soon once ROW is resolved. Terramar Beach the draft is completed. Sea Isle the draft is completed. Karankawa, Acapulco Village and Gulf Palms the design plan is underway. Indian Beach the design plan is underway. Spanish Grant Beach, Beach, Drainage plans are complete and drainage project will begin late summer 2007. Drainage Plans under way are at Pirates Beach/Cove, Palm Beach, Nottingham Campsites, Bermuda Beach and Spanish Grant Bayside. Ostermeyer Rd/.9-Mile, Sunny Beach, 99th, 103rd, Schaper and Cloud Lane has been completed.

Funding

- FY 2008 – Discussion started in summer 2007

Water – estimated at \$6 M

Sewer – estimated at \$29 M

Drainage – estimated at \$7 M

- Citywide available without rate increases

Water – between \$8 M and \$15 M

Sewer – between \$8 M and \$15 M.

Drainage – around \$6 M (plan to do most of west end "in-house").

- The Budget growth Cap by Charter:

Overall budget cannot grow by more than 7% per year with includes capital debt payments. \$76 Budget for FY 2007. Growth limited to \$5.3 M for next year, about \$2.5 M goes to Police & Fire contracts, about \$2.0 M to utilities for new bond programs debt payment (Need is \$15 M for Water, \$15 M for Sewer & \$6 M for Drainage). The balance goes to fuel, electricity and new programs. So-----a rate increase WON'T help!

GALVESTON ISLAND GEOHAZARD – COASTAL STUDIES GROUP – BRANDON WADE PRESENTER.

The presentation was a slide show which can be seen at www.beg.utexas.edu/coastal/CSG_presentation.htm. The website link to the Galveston Island Geohazard site and interactive map of Geohazard is www.beg.utexas.edu/coastal/galvhazld.htm.

City Council Report by Juan Pena

There were over 1850 participants in the Triathlon. The Hurricane Preparedness Conference will be held at the San Luis Conference Center on May 8th – 10th. A Candidates Forum will be held on April 24, 2007.

Pirates Beach & Bay Foundation

Jeri Kinnear stated the Foundation has a new name "Coastal Beach & Bay Foundation. The Foundation is currently working on projects in Bay Harbor and Terramar for Bay restoration.

Program: WaterSmart Course – Brandon Wade

Brandon stated that the WaterSmart Conference would be held Saturday, May 5, 2007, 8:30 a.m. to Noon – for the Seminar and 1:00 – 3:00 p.m. for the Tour of Gardens. Contact Mary Jean Hayden, bean 1219@earthlink.net or phone 409-737-5306. Speakers will be Brandon Wade for the City of Galveston Public Works Department, Dr. John Jacob for the Extension Environmental Quality Specialist and Chris LaChance for the Texas Coastal Watershed WaterSmart Coordinator. Workshops Highlights are cost saving, water saving strategies, low maintenance plants, gardening for rains and drought, composting and rain gardens. Those who should attend are money conscious homeowners, developers, homeowner association representatives, lazy gardeners, homebuilders, yard maintenance firms and environmentally conscious citizens.

West End: The WGIPOA and the City of Jamaica Beach will hold the annual Hurricane Preparedness and Recovery meeting on June 2, beginning at 9:30 AM at the Jamaica Beach Fire Station. Food and refreshments will be served.

CIAP: Jerry Mohn stated was to receive \$60 M for four (4) years based on revenue generated from Oil & Gas revenue off the island. Now due to storms Texas will receive only \$40 M. Projects will be reevaluated, as Galveston will only get \$1.5 M.

Legislation

HB 6 passed the House and did not provide for the GLO. Ottie Zapp is still working on battling the trend to raise the Windstorm rates and needs your help. Please contact your Senators and Representatives as soon as

possible. HB 1389 Senator Jackson Bill enforcement of Open Beach Act expected to pass will make it easier for the GLO & State to remove structures from the beaches, and structures on the beach can be denied Windstorm Insurance coverage.

WGIPOA has been asked to look at three issues:

1. Post Office at Jamaica Beach is being closed.
2. Recent GISD decision to close Weiss Middle School.
3. Air-Boat business

The Board discussed the closing of the Post Office. Upon motion duly made by Marie Garrett and seconded by Sidney McClendon, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board supports keeping the Jamaica Beach Post Office open and expanding its size.

Discussion was held concerning having the west end children bussed to the Central rather than continue at Weiss. Concern was the large number of sex offenders living around Central. Upon motion duly made by Marie Garrett and seconded by Tom Booth, the following resolution was adopted with majority vote, four votes no.

RESOLVED THAT, the Board approved to keeping the West End Children at Weiss Middle School rather than Central.

Discussion was held concerning the Airboat business. The Airboat is noisy and has been known to go through our marsh protected grassy area. Discussion was held as to finding out if there is an Ordinance against Airboat operation and any other laws that would restrict their operation.

Upon motion duly made by Marie Garrett and seconded by John Schiller, the following resolution was amended by unanimous vote to a call for question.

RESOLVED THAT, the Board opposed use of operation of a commercial airboat operating on the west end of the island.

The position was restated after discussion. Upon motion duly made by Marie Garrett and seconded by Mike McCully, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board amends the motion to check into any Ordinance or other laws that prohibit the use of Airboats prior to any action taken by the WGIPOA.

OTHER BUSINESS:

Discussion was held concerning paying for the food for the Hurricane Preparedness Program. Upon motion duly made by Sidney McClendon and seconded by Peggy Zahler, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved and expenditure of \$750 for food.

Discussion was held concerning the Trust for Public Land payment for the conference room by WGIPOA. Upon motion duly made by Sidney McClendon and seconded by Marie Garrett, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved an expenditure of \$125 - \$150 for the room rental.

Discussion was held concerning changing the signatures at the bank accounts. Upon motion duly made by Mike McCully and seconded by Marie Garrett, the following resolution was adopted by unanimous vote.

RESOLVED THAT, the Board approved the signatures for the WGIPOA for accounts held at Frost Bank and Moody Bank to be Jerry Mohn, Peggy Zahler and Peggy Rapp.

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