

West Galveston Island Property Owners Association

May 17, 2014

The WGIPOA Board of Directors meeting was held on May 17, 2014 at the Marriott Courtyard, Galveston located at 9550 Seawall Blvd. Jerry Mohn, President called the meeting to order at 9:00 A.M. A quorum was established by the attendance of : Acapulco Village – Jay Hellerich, Bermuda Beach – Joan Newton, Dunes of West – Lewis Arend, Isla Del Sol – Boyd Carr, Laffites Cove – Bet Jennings, Pointe San Luis – Greg Mack, Pointe San Luis – Greg Mack, Pointe West – Kim Foley, Pirates – Dick Kuriger, Sea Isle – Charley Jones, Spanish Grant Beach – Peggy Zahler, and West Beach Grand – Tom Boothe. Susan Gonzales, President of CKM Property Mgt the recording Secretary was present.

The Officials, Judge Jim Schweitzer, Cheryl Johnson – Galveston County Tax Assessor Collector, and Marie Robb – City of Galveston Council

Corporate sponsors Johnson Space Center Federal Credit Union – Peggy Zahler, Toshiba USP – Greg Mack, GARM – Joel Caldwell, and Coastal Solutions – Marie Robb, were introduced.

Minutes and Financial Reports were reviewed. Motion by Peggy Zahler and seconded by Lewis Arend, the Board by unanimous vote approved the minutes and the financial reports of April 2014.

**District 6:** Marie Robb was presented an appreciation award for all of the work and accomplishments she did in the two years as a City of Galveston Council member and a representative of the residents of the west end.

**GARM:** Joel Caldwell for GARM stated the if you see a problem with a rental problem always call GARM.

**Community Policing:** Officer Chad Meyers explained the power of attorney program and stated that it has been very successful. This will give the police the power to make an arrest when the owner is not present. The Power of Attorney is solely for the purpose of making arrest. Officer Joey Quiroga recommended the members participate in the police academy which is free and has been very successful with over 200 alumni. Next class is June 9, 2014. The class goes from June 9 – August 25 (6 P.M. – 8:30 P.M.). The wireless camera system is helpful in a crime situation and can be used in court. 409-765-3702 Non-emergency for fire, police, beach patrol, etc. Be sure to take down descriptive information when reporting an incident so that the police have enough information.

**Galveston WestEnder Newsletter:** Peggy Zahler Editor – the newsletter will be sent out next week. The newsletter staff consists of Brad Larkin, Marty Bilik, Susan Gonzales, and Jerry Mohn.

**Effectively Protesting Your Property Value** Cheryl Johnson, RTA – Galveston County Tax Assessor/Collector. Who's Who in Property the Tax System. The elected officials in the county, cities, school district and community colleges nominate and then cast votes for CAD (Central Appraisal District) board of directors -> CAD board hires, chief appraiser, appoints Ag board and taxpayer liaison, adopts budget and approved CAD appraisal plan -> then comptroller provides oversight of cads through property value study and map reviews. State District Administrative Judge appoints the ARB.

Appraisal January – April, CAD locates lists and appraises property in the county as of January 1, administers exemptions, delivers appraisal notices and maintains property records.

Equalizations May – July CAD appraisers hold informal conferences with property Owners and appraisal review Board ARB hears valuation disputes. Call to schedule meeting with appraiser no later than June 2<sup>nd</sup> – informal conference or file an online protest. If you come to agreement, sign waiver and go home. Don't agree Request documents and go to ARB, not the same day. The ARB is not bound by reductions discussed conference. Ask for an appraisal card, and copy of sales. State law requires appraisal at market value for tax purposes. Market value is the price at which a property would see under prevailing market conditions if exposed for a sale a reasonable time, both seller and purchaser aware of all uses and restrictions, and neither taking advantage of the other.

Value is determined by sales in the neighborhood. Properties are identified as being located within a defined “neighborhood”. Your value increases when sales occur within your “neighborhood”.

A neighborhood consists of properties that have substantially similar characteristics such as: location, condition, amenities, land & bldg. size, view, easements, age, access and restrictions. Such issues as the property is next to a major thoroughfare, commercial property, cul-de-sac, corner could influence the value.

Assessment July – October - TAC receives appraisal roll, assists governments with tax rate calculation, publication and adoption and mails statements.

Collection October – January – Collection for the current year begins as property owners receive statements.

What is the Process: will receive certified notification of ARB hearing – legally entitled to one reschedule without cause. If you have not yet obtained documents do so prepare. Present to ARB (formal process); ARB may reduce, increase or do nothing.

Not happy, request arbitration (\$500) or file lawsuit in district court. This process reoccurs every year.

[www.galvestoncad.org](http://www.galvestoncad.org), GIS maps, neighborhood maps, find school district, look at comparable to your home based on its location within the community.

Two reasons to protest: incorrect market value. Are the records correct, are the exemptions in place, validate improvements are listed correctly, measure, validate that the classification is correct, does your property have any conditions (easements, ditches, flooding) that could impact the value. Second reason to protest is valued above market, depreciation exists or unequally appraised. Look at the classifications. Corners and windows can count against your value.

Depreciation? Physical depreciation (condition) Insurance claims, contractor estimates, receipts for repairs, photos. Economic – map of foreclosures and listings, Functional – what is cost to cure? Obtain document supporting any special situations (permitting easements, etc). Reasons to Protest: Valued ABOVE MARKET, depreciation exists or unequally appraised.

Unequal value? Is your property out of line on a price per square foot when compared to other similar properties in your neighborhood??

Define neighborhood from cad website. Use the NNH comparison worksheet to compare properties on your street (in your neighborhood) to your property – adjust for differences and end up with value range.

Be Your Own Best Friend: The goal is to provide information about your property that makes it different from/less valuable than sales and comps.

**Officers:** The Board discussed separately the Slate of Officers. Motion by Dick Kuriger and seconded by Tom Booth, the Board by unanimous vote approved the following slate of Officers for the fiscal year March 1, 2014, to February 28, 2015: Jerry Mohn – President, Peggy Zahler – Vice President, Mary Jan Lanz – Treasurer, and Carol Champagne – Secretary.

Discussion was held concerning the bylaws. Motion by Charley Jones and seconded by Peggy Zahler, the Board by unanimous vote approved the addendum to the by-laws that Officers are elected at the end of the annual meeting by the Board of Directors. Officers can also be elected by email exchanges.

There being no further business to come before the Board the meeting was adjourned at 11:02 A.M.

Susan Gonzales, Recording Secretary