

West Galveston Island Property Owners Association (WGIPOA)
Board of Directors meeting

The WGIPOA Board of Directors meeting was held on April 18, 2015 at the Marriott Courtyard Galveston Island Gulf Front, 9550 Seawall blvd, Galveston. Jerry Mohn, President called the meeting to order at 9:00 AM. A quorum of Directors present by attendance of Tammy Kidd – Bermuda Beach, Tom Boothe - Condo/W. Beach, Lew Arend - Dunes of West Beach, Boyd Carr - Isla Del Sol, Bet Jennings - Laffites Cove, Peggy Zahler - Spanish Grant Bay, Clay Lewis – Sportsman Road, Jeanie Mason - Palm Beach, and Jerry Mohn..

Corp Sponsors present were JSC Federal Credit Union and CKM Property Mgt.

Jerry Mohn recognized elected officials including Judge Jim Schweitzer, County Commissioner Joe Giusti, and District 6 City Council Member Carolyn Sunseri.

The Board was sent previously the March 21, 2015, minutes and financial reports as of April 15, 2015. Motion by Peggy Zahler seconded by Tom Boothe the Board by unanimous vote approved the minutes and financial statements.

Community Policing – Joe Quiroga recommended the contractors subs have ID that they are working for the contractor in the event there is a question. Always call and report crimes no matter how small. Call 409-256-0762. He recommended the property owners go to the Citizens Police Academy held Monday – Friday.

Bayside at Waterman’s – Kathy Thomas gave an overview of the new project being constructed by Stewart Mansion. There will be 162 home sites. Ground breaking ceremony is scheduled for April 22 at 4:00 PM.

WGIPOA Newsletter – Peggy Zahler discussed the recent WestEnder Newsletter.

District 6 Happenings – City Council member Carolyn Sunseri stated the City is still working on the noise ordinance, it will be on the agenda May 14th. Due to the flooding at Sea Isle an engineering study will be completed. If any of the subdivisions have drainage or flooding send a list to Carolyn Sunseri. The City is still working on the walkovers. There will be an Ike Dike presentation at the City Council workshop on Thursday.

Protesting Your Property Taxes – Cheryl Johnson.

Cheryl Johnson gave an overview of the hierarchy of the Appraisal District.

You don’t have to receive a notice to protest your taxes. It is recommended that you protest your taxes every year. Schedule a meeting before June 1st with an appraiser. You can file on line but it is easy to say no on line. If you agree with the reduction get it in writing. Do your homework before you go. When you present your protest to the ARB they may reduce the value, increase the value or do nothing.

State law requires appraisal at market value for tax purposes. Market value is the price at which a property would sell under prevailing market conditions if: 1) exposed for sale a reasonable time, 2) both seller and purchaser aware of all uses and restrictions, or 3) neither taking advantage of the other.

Value is determined by sales in a "Neighborhood". CAD uses mass appraisal. Your value increases when sales increase in your neighborhood. A neighborhood consists of property that has substantially similar characteristics. Look at other characteristics such as location, land & building use, age, condition, view access, amenities, easements and restrictions.

It takes (3) three sales to make a market. Other items to check, locate the neighborhood maps on www.galvestoncad.org. Check on schools or general area, look at the color-coded area for your home. Look at similar areas sharing the same value, same condition. You can use comparables outside of your neighborhood as long as it is similar. New development affects value, increased noise, traffic, etc.

There are two reasons to protest:

- 1) Incorrect market value (includes condition issues). Are the records correct, are the exemptions in place, validate the improvements are listed correctly, and validate that classification is correct.
- 2) Unequal appraisal (the nature of your protest).

Reasons to protest: Valued above market (depreciation exists) and unequally appraised. Determine whether your property has any condition (easement, ditches, flooding) that could impact the value.

Classifications include the number of windows and number of corners your home has.

Depreciation:

- 1) Physical depreciation – insurance claim, contractor estimates, receipts for repairs, and photos.
- 2) Economic – map of foreclosures and listings
- 3) Functional – what is the cost to cure, obtain documents supporting any special situations (permitting, easements).

Unequal Value – Is your property out of line on a value per square foot when compared to similar ones in the neighborhood. Determine this by defining the Neighborhood (CAD website) and use the neighborhood. Look at all additional items that are similar to your property and also those that are similar that have add on's such as a patio, pool, garages, etc.

Goal: to provide information about your property that makes it different from, less valuable than sales or comps. Discuss differences.

There being no further business, the meeting was adjourned. At 11:00 a.m.
Susan Gonzales, recording secretary

