

WEST GALVESTON ISLAND POA (WGIPOA)

BOARD OF DIRECTORS MEETING

The WGIPOA held a Board meeting on April 22, 2017 at the Galveston Country Club.

Jerry Mohn, President, called the meeting to order at 9:00 A.M. A quorum was established by the attendance of Bill Ferrary – Bermuda Beach, Jay Lendrum – Dunes of West Beach, Dick Kuriger – Pirates POA, Kim Foley – Pointe West, Peggy Zahler – Spanish Grant Beach, Paul Voinis – Sportsman Road, and Craig Vance – Terramar, Bet Jennings – Lafittes Cove, Mike Thibodaux – Acapulco Village, Melanie Perry – Palm Beach, and Charles Jones - Sea Isle. Susan Gonzales with CKM was in attendance.

Jerry Mohn recognized officials: City Council Member - Carolyn Sunseri, City Manager – Brian Maxwell, and Assistant City Manager – Dan Buckley. Also present was Dr. Tom Linton and candidate Tom Dickons for District Attorney

Sponsor present were Peggy Zahler - Johnson Space Center & Susan Gonzales – CKM Property Management. Joel Caldwell with GARM. Peggy Rapp with Rapp Management prepares the monthly financial reports.

The Board approved the minutes of March 18, 2017 and the financial report as presented. Motion by Peggy Zahler and seconded by Craig Vance motion passed by unanimous vote.

Community Policing – West End Officer Chad Myers GPD. Recommended homeowners participate in the Power of Attorney program. This is good for homes not occupied year-round. This allows police to gain access & then the GPD will contact. A sticker on the home will let the GPD know they can act.

The ring of thieves who were stealing kayaks were caught. Keep doors locked and property stored. Call police on every incident. Patrolling is based on number of calls received. The goal is to make a site in Galveston as a site to place sediment.

GARM – Joel Caldwell stated Prom Season is here requires monitoring. There are seven (7) rental companies who pay for patrolling of their rentals 24-7. If you see a large party or unidentified vehicles or loud noise call GARM.

Sand Motor Concept – Tom Linton - A Sand Motor Concept chronicle is in the Galveston newspaper. A Federal Bill to provide beneficial use of dredge material (BUDM) on the beach. BUDM was used to create Babe’s Beach.

District 6 Happenings – City Council Member Carolyn Sunseri

*Please vote at the Bond election on May 6, 2017

- *Short Term Rentals – any rules by the City will be disallowed by new legislation if passed. If Associations have a restriction that doesn't allow short-term rentals the new legislation will not apply; such as Laffites Cove.
- *Sea Isle – there is progress on the drainage
- *Council – to rule on replacing water lines on Gulf Drive, ten (10) year lease for wastewater treatment.
- *Code Enforcement – you can register a complaint on line on the City Website.
- *Minh Thach handles the beach access areas, dunes of West Beach, Sandhill Shores. Turf reinforcement pathway is being considered for Pirates Beach. Currently working on obtaining General Land Office approval.
- *For signs in bad condition or missing notify the City or email:
[*Publicworksuser@galtx.gov](mailto:Publicworksuser@galtx.gov)

Cheryl Johnson – Tax Assessor/Collector Galveston County

Cheryl Johnson gave an overview of the current legislative Bills concerning taxes. The Galveston Appraisal District soon may not be available to provide valuable information when preparing your tax protest. Cheryl suggested going to MLS and get all the information on every house that has sold. She also recommended that you obtain the exterior and interior pictures. Get estimates of the construction cost to build your home like the comparable homes with all the upgrades. What is the cost to upgrade your home? Go to www.remodelhome.com, or realtor's websites. Also pull crime reports in your area.

The law states that appraisal district “rule on the part of the tax payer”. Check Cheryl's face book. Property taxes in Texas are based on January 1 market value of your property as determined by the county appraisal district (CAD). You have until May 31st to file your protest.

Cheryl conducts protest classes throughout the County and the current classes are listed below:

<u>Date</u>	<u>Location</u>
4/27	League City Council Chambers, 200 W. Walker, League City
5/04	Jury Assembly Room, Justice Center, 600 59 th St., Galveston
5/11	Learning Resource Center, Room L-131, College of the Mainland, 1200 Amburn Road, Texas City
5/23	Friendswood Public Library, 416 S. Friendswood Dr., Friendswood

Cheryl has spent a considerable amount of time in Austin during the Legislative Session. She discussed bills that need to be addressed and administered including 85R1354, HB 1632/SB 771; HB 1782/SB1047; and, 85R1394.

A lot of great information provided by Cheryl.

Brian Maxwell – Bond election May 6

Brian stated that the Bond election is for \$62 Million – 20 year bonds. He discussed the importance of voting for the Bonds. There are three projects for the west end; 11 Mile Road and FM 3005; All streets in the Indian Beach Subdivision; and, Bristow Drive off 16 Mile Road. The WGIPOA Board prior to the meeting voted to support the Bond issue.

Lafittes: The WGIPOA Board agreed to support Lafittes Cove POA efforts to have the adjacent Hamilton Property zoned as R-1 and not Res/Rec. The purpose is to keep the property only for residential building. The WGIPOA will make the recommendation of the Board at the 4/27 City Council meeting.

Beach Cleaning: Jerry Mohn presented possibly changes in beach cleaning requirements. There are new regulations that are required in cleaning the beaches on west Galveston Island. You need a permit from the City, which costs \$500. The City then sends to the GLO for approval, which could take 3 to 4 weeks. This permit allows beach cleaning to the “mean high tide (MHT)” line or the “dry beach”. To clean seaward beyond this line requires a U.S. Army Corp permit. If you do not have an Army Corp permit, you cannot basically clean the “wet beach” with equipment. You can hand pick the wet beach area but not with equipment.

The Parks Board of Trustees has a U.S. Army Corp permit for the entire island. This permit costs the Parks Board over \$100,000 and they would like compensation from any group using the permit, the fee has yet to be established.

This action has developed with concerns over sea turtle nesting and making certain there is no interference. We have been fortunate the past few years with very little seaweed but it’s coming, when is uncertain but it’s out there and the winds have prevented it from hitting our beaches. The Park Board undertook the task to obtain the required Corps permit for the entire Galveston coast and we are working with them in how property owner associations can work under their permit.

Country Club: Jerry Mohn mentioned as members were driving into the Country Club parking lot for the meeting, they were asked to park on the side or in the back. The Galveston Country Club Board agreed not to accommodate civic organizations on a Saturday because the parking lot fills up and the golfers must park elsewhere. This was later rescinded and an arrangement with the WGIPOA has been worked out with the Country Club.

The Board adjourned at 10:24 AM