

West Galveston Island Property Owners Association (WGIPOA)

The WGIPOA meeting was held on April 17, 2021 by zoom. The meeting was called to order by Jerry Mohn, President at 9:00 AM. A quorum was established by the attendance of Dick Kuriger – Pirates Beach & Cove, John Lightfoot- Point San Luis, Jennelle Tanner- Point West, Julie Greenwell- Sea Isle, Craig Vance - Terramar, Rosemarie Gonzalez – Acapulco Village, and Chris Lauer – Bermuda Beach, Steve Kendziera – Jamaica Beach, Barbara Hankins – Sportsman Road, Tony Nims – Dunes of West Beach, and Susan Gonzales representing Isla Del Sol.

Motion by Dick Kuriger and seconded Craig Vance, the board by unanimous vote approved the minutes of March 20, 2021 and the financials of March 31, 2021.

City Council member, Marie Robb, (409-256-4518) presented on update on District 6 happenings:

- Working on getting Natural gas lines on the west end.
- Beach issues – Seawall & 13 Mile Road, GLO designated a line-of- vegetation that may be an issue and the City is meeting with the Parks Board to discuss
- Dellanera Park to 8-mile Rd – want to have the work extended to 13 Mile. Plans are to contact all of the Associations who want a fortified dune.
- Police Chief & City Management requesting more safety on the west end. Emphasis on how many calls they received will dictate how much coverage they get.
- Working on getting AT & T cell phone on west end, asking for more updated transformers.
- Short term rentals looking at on weekends to extend Marshall and Peace Officers services 24/7 to handle nuisances' calls.
- Looking at adding limits on number of renters by number of bedrooms, parking regulations. Also adding a license fee for rentals.
- GLO will allow fortified dune, but will need to keep covered by sand and vegetation. Mayes Middleton's HB 4172 places the burden of proof on the State, not the property owner in reference to beachfront properties in the case of a suit or an administrative action.
- District 6 covers 75th street to the end of the Island.

Cheryl Johnson, Galveston County Tax Assessor Collector presented for the seventeenth year: How to Effectively Protest your Taxes. To obtain the spreadsheet go to www.galcotax.com, you can also watch the video.

When the Galveston County Appraisal District determines your property value, they assume your house is in condition for sale. You have until May 15 to call and schedule an informal conference with a CAD appraiser, file an online protest or mail the protest form.

Obtain information needed. Request documents used to determine the value (sales can only be provided when filing a formal protest but other documents may be obtained at any

time). Request the appraisal card (property details including sketch), sales and other data used, neighborhood and plat maps. The date of value is January 1st. If repairs are made after January 1, present the cost or receipts as the basis for reducing value.

There are three reasons to protest taxes:

- 1) Physical depreciation (addressed by cost of repairs)
- 2) Functional depreciation (poor floor plan, overbuilt or over improved for the neighborhood, unusual or excessive easements- addressed by costs to correct.
- 3) Economic (foreclosures, oversupply of properties for sale, high interest rates – sales will typically reflect this through lower sales prices. Sales occurring before a market downturn should be adjusted downward.

Obtain the booklet: **Protesting Your Property Value**

FeatherFest: Julie Ann Brown stated it has sold out. People participating are coming from 18 states. This is the 19th year of FeatherFest.

Artist Boat Executive Director Karla Klay gave an overview of the programs and the areas that is protected by Artist Boat. It began as 120 acres and has increased to 820 acres. They have raised \$388,250 from grants and donations. They are working on closing on two additional pieces of land. They are launching a campaign to save the remaining acreage. Over the past 12 months Artist Boat has raised over \$323,750. This program is asking a million people to donate \$10.

Recording of Zoom Meeting 4-17-2021 [Click Here](#)

Meeting adjourned at 10:03 a.m.