

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
May 29, 2025

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, May 29, 2025, beginning at 3:30 p.m. in the offices of the Bastrop Central Appraisal District, 212 Jackson Street, Bastrop, Texas, with the following members and guests present, constituting a quorum:

David Redd, Chairperson	Sandra Archer, Member
David Glass, Secretary	Paul Johnson, Member
Michelle Gaertner, Member	Ellen Owens, Tax Assessor-Collector
John Sabol, Member	Faun Cullens, CEO, Chief Appraiser
	Kirk Sweeny, Attorney

Board of Director members absent from meeting: Justin Bezner and Jeanie Ralph.

- I. Chairman David Redd called the meeting to order at 3:30 p.m. with quorum present.
- II. The first items were the pledge of allegiance. Prayer was led by Mr. David Redd.
- III. Next on the agenda was Public Comment. No public comment.
- IV. Next item on the agenda was consideration of Approval of Minutes of the Board of Directors Meeting
 - a) Mrs. Owens motioned to approve minutes as presented. Mr. Sabol second.
 - b) Question by Mr. Johnson as to the accuracy of the minutes. Mr. Johnson motioned to table approving the minutes to have secretary listen to the recording. Mrs. Owens seconded. Vote on motion to table, tied, Mr. Redd deciding vote of nay, motion to table did not pass.
 - c) Vote on original motion to approve. One nay, Mr. Johnson. Remaining aye, motion carried.
- V. The next item on the agenda was consideration and possible action on financial reports.
 - a) Budget Report
 - b) Transaction Report
 - c) Public Funds Investment Report – 1st Quarter

Ms. Owens motioned to accept financial reports as presented. Ms. Gaertner seconded. One nay, Mr. Johnson. Remaining aye, motion carried.

- VI. Next item on the agenda was Chief Appraiser's 25.25 (b) Report – Mrs. Cullens stated there were no changes to report. No action needed.
- VII. Next item on the agenda was discussion on 2024 Financial Audit Presentation by Yvette Castro with Roloff, Hnatek & Co., LLP.
- VIII. Next item on the agenda was Consideration and possible action on 2024 Financial Audit. Mr. Glass motioned to accept the 2024 Financial Audit as presented. Mr. Johnson seconded. Motion carried.
- IX. Next item on the agenda was consideration and possible action on amending 2025 Budget Restricted Funds to include 2024 Fund Balance of \$258,767. Ms. Owens motioned to notify the entities of the fund movement of \$125,000 to Building & Property and the remainder (\$133,767) to Legal Expenditures. Mr. Glass seconded the motion. Motion carried.
- X. Next item on the agenda was consideration and possible action on employee health benefits and rates for August 1, 2025 to July 31, 2026. Ms. Gaertner motioned to approve employee and health renewal benefits and rates. Mr. Glass seconded the motion. Motion carried.
- XI. Next item on the agenda was consideration and possible action to appoint ARB member to fill a One-Year Term Expiring December 31, 2025. Mr. Glass motioned to appoint Nancy Wood to fill a One-Year Term expiring December 31, 2025. Mr. Sabol second. Motioned carried.

Elected Member – 3 YES, 0 NO

Appt. Members – 4 YES, 0 NO

- XII. Next item on the agenda was consideration and possible action on Complaint – Johnson, Paul – Complaint regarding the appraisal district's failure to disclose public records and potentially improper communications. Mr. Sabol motioned to consider the complaint closed. Mr. Glass seconded. Mr. Johnson opposed. Motion carried.

- XIII. Next item on the agenda was consideration and possible action on Complaint – Johnson, Paul – Complaint about the non-uniform treatment of public information requests. Ms. Gaertner motioned to consider the complaint closed. Ms. Owens seconded the motion. Mr. Johnson opposed. Motion carried.
- XIV. Next item on the agenda was discussion on the Board of Directors Policy Manual.
- XV. Next item on the agenda was discussion on assigning board members to permanent committees.
- XVI. Next item on the agenda was the Chief Appraiser Report. Mrs. Cullens stated there was no report to present. No action necessary.
- XVII. The next item on the agenda was additions for future meetings.
- a) Consideration and possible action on Eagle View Amended Contract. Ms. Owens motioned to add. Ms. Gaertner seconded. Motion carried.
 - b) Informal conference in an open meeting, Paul Johnson, property owner and board member. Ms. Owens motioned to add. Mr. Sabol second. Motion carried.
 - c) Confer with the attorney about options as a board to combat the slanderous and libelous statements in the newspaper, on podcasts, and on social media about how unethical & illegal we are. Ms. Owens motioned to add to the agenda. Ms. Gaertner seconded. Motion carried.
 - d) Facebook streaming of board meetings without our approval or authorization, either individually or as a board. Mr. Sabol motioned to add to the agenda. Mr. Glass seconded. Motion carried.
 - e) Appraisal district's policy on paying our attorneys for getting involved in lawsuits that don't involve the board of directors. Mr. Johnson motioned to add to the agenda. Motion died for lack of a second.
 - f) Discussion on how communication between the Chief Appraiser and board members outside of board meetings should be presented or communicated during a board meeting. Mr. Johnson motioned to add. Ms. Owens seconded. Motion carried.

XVIII. Next Regular Board Meeting – August 28, 2025, @ 3:30 p.m. – Location: Bastrop CAD Office, 212 Jackson Street, Bastrop, Texas 78602.

XIX. There being no other business, Mr. Glass motioned to adjourn at 5:47 pm. Ms. Owens seconded the motion. Motion carried.



David Glass, Secretary



David Redd, Chairperson