

Minutes – Board of Directors
December 18, 2025

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
December 18th, 2025

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, December 18, 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:

David Redd, Chairperson	Jeannie Ralph, Member
Sandra Archer, Member	Ellen Owens, Tax Assessor-Collector
Paul Johnson, Member	Faun Cullens, CEO, Chief Appraiser
Ryan James, Attorney	
Justin Bezner, Member	

Board of Director members absent from meeting: David Glass, John Sabol and Michelle Gaertner

- I. Chairman David Redd called the meeting to order at 3:30 p.m. with a quorum present.
- II. The first item was the Pledge of Allegiance. Prayer was led by Mr. Bezner.
- III. **Mr. Sabol**, member, joined the meeting at 3:33 p.m.
- IV. Receipt of Public Comment. Public comment was made by Mr. David Goedrich. The general topic was ARB Panels.
- V. The next item on the agenda was consideration/discussion and possible action on the approval of Minutes of the Board of Directors' Meeting:
 - a. Regular Meeting – October 23, 2025. Mrs. Owens motioned to accept the minutes as presented. Mrs. Ralph seconded the motion. Motion carried.
 - b. Special Meeting – November 12, 2025. Mrs. Owens motioned to accept the minutes as presented. Mrs. Archer seconded the motion. Motion carried.
- VI. The next item on the agenda was consideration/discussion and possible action on Financial Reports.
 - a. Budget Report
 - b. Transaction Report
 - c. 2025 Projected Year-End Budget and Fund Transfer.

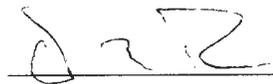
Mrs. Owens motioned to accept the budget transfers. Mrs. Archer seconded the motion. Motion carried.

Mrs. Owens motioned to accept the Financial Reports as presented. Mr. Bezner seconded the motion. Motion carried.

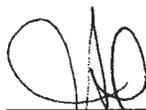
- VII. The next item on the agenda was Chief Appraiser's 25.25 (b) Report. There were no corrections to the appraisal roll. No action necessary.
- VIII. The next item on the agenda was consideration/discussion and possible action: Interview and Letter of Engagement Review with Jennifer Long for Real Estate Professional. Mrs. Ralph motioned to accept Letter of Engagement from Jennifer Long, subject to review of council. Mr. Sabol seconded the motion. Motion carried.
- IX. The next item on the agenda was consideration/discussion and possible action: Engagement Letter with Rolloff, Hnatek & Co. for 2025/2026 Annual Financial Audit. Mrs. Owens motioned to accept the Engagement Letter with Rolloff Hnatek & Co. for the 2025/2026 Annual Financial Audit, subject to council review and any addendum as represented by council. Mr. Sabol seconded the motion. Motion carried.
- X. The next item on the agenda was Executive Session: Pursuant to the Provisions of Sec. 551.071-551.076 of the Texas Government Code, the Board may consider beginning at 4:32 p.m.:
 - a. 551.074 Personnel Matters: Closed Meeting – Chief Appraiser's 2025 Incentive Pay
 - b. 551.074 Personnel Matters: Closed Meeting – Chief Appraiser's 2026 Salary
 - c. 551.074 Personnel Matters: Closed Meeting – Chief Appraiser's Retirement Notification
- XI. Regular Meeting Resumed at 5:52 p.m.
- XII. The next item on the agenda was consideration/discussion and possible action on items discussed in Executive Session.
 - a. Mr. Redd motioned that, based on Faun's continuing willingness that she has shown over the years, and what she continues to show this year, and what they expect for 2026, she will receive an incentive of \$30,000 to be paid in increments of \$10,000 in February, March, and April of 2026. Mrs. Owens seconded the motion. Mr. Johnson opposed. Motion carried.
 - b. Mr. Redd motioned to set the Chief Appraiser's 2026 Salary at \$175,000 beginning January 2026. Mrs. Ralph seconded the motion. Mr. Johnson opposed. Motion carried.
 - c. Mr. Redd motioned to accept Chief Appraiser's Retirement Notification effective January 3rd, 2028. Mrs. Archer seconded the motion. Mr. Johnson abstained. Motion carried.

Minutes – Board of Directors - DRAFT
December 18, 2025

- XIII. The next item on the agenda was consideration/discussion and possible action to Amend 2026 Budget.
- a. Amend 2026 Budget Review. Mr. Sabol motioned to accept the 2026 amended budget, as amended during the review. Mrs. Archer seconded the motion. Mr. Johnson abstained. Motion carried.
 - b. 30-day notification to Taxing Units. The chief appraiser will submit the 2026 amended budget to the Taxing Units on behalf of the Board of Directors Secretary as required.
- XIV. The next item on the agenda was consideration/discussion and possible action on the 2026 Holidays. Mr. Bezner motioned to approve the 2026 Holidays as presented. Mr. Sabol seconded the motion. Motion carried.
- XV. The next item on the agenda was Chief Appraiser’s Report: Update on Board of Directors Appointments, software conversion update, which was presented by Mrs. Cullens.
- XVI. The next item on the agenda was consideration and possible action on 2026 Regular Board of Directors Meeting Dates, Time, and Location. Mrs. Owens motioned to accept the 2026 BOD Meeting dates, time, and location with the option that more dates could be added or changed. Mr. Johnson seconded the motion. Motion carried.
- XVII. The next item on the agenda was Board Agenda Additions for Future Meetings.
- a. Mr. Johnson motioned to discuss membership fees to appraisal organizations, TAAO, IAAO, and TAAD for the March 2026 Agenda. Mrs. Owens seconded the motion. Motion carried.
- XVIII. There being no further business, Mr. Bezner motioned to adjourn at 7:01 p.m. Mrs. Ralph seconded the motion. Motion carried.



David Redd, Chairperson



John Sabol, Vice Chair
in the absence of the Secretary