

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
April 30, 2026

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, April 30, 2026, beginning at 3:51 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
David Glass, Secretary
Jeannie Ralph, Member
Justin Bezner, Member

Ellen Owens, Tax Assessor-Collector
Faun Cullens, CEO, Chief Appraiser
Ryan James, Attorney

Members missing from meeting: Sandra Archer, John Sabol, Michelle Gaertner, Paul Johnson

- I. Chairman David Redd called the meeting to order at 3:51 p.m. with a quorum present.
- II. The first item was the pledge of allegiance. Mr. Redd led prayer.
- III. Next item on the agenda was Public Comment. No public comment made.
- IV. The next item on the agenda was Consent Agenda. Mrs. Ralph motioned to accept the consent agenda as is. Mr. Glass seconded the motion. Motion carried.
- V. The next item on the agenda was Executive Session beginning at 3:54 p.m. Board Meeting resumed at 5:21 p.m.
 - a) Pursuant to Texas Government Code 551.072, the Board will meet in closed session to consult with the Board's Attorney, Real Estate Professional, Jennifer Long and the Chief Appraiser regarding deliberation on the purchase, exchange, lease, or value of real property that would have a detrimental effect on the position of the appraisal district in negotiations with a third person.
 - b) Pursuant to Texas Government Code 551.071, the Board will meet in closed session to consult with the Board's Attorney and the Chief Appraiser regarding legal remedies related relation to pending Limited Binding Arbitrations filed by Paul Johnson.
 - c) Consider and act on Items Discussed in Executive Session. Mr. Bezner motioned to authorize legal counsel, with advice and consent of the Chief Appraiser, to take any appropriate legal action to respond to arising out of or related to pending and future

Minutes – Board of Directors
April 30, 2026

requests for limiting binding arbitration including seeking any appropriate, equitable and legal remedies. Mrs. Ralph seconded the motion. Motion carried.

VI. The next item on the agenda was Items for Individual Consideration and Possible Action

- a) Adopt 2026 Amended Budget to Retain 2025 Fund Balance. Mrs. Owens motioned to adopt the 2026 Amended Budget to Retain 2025 Fund Balance. Mr. Glass seconded the motion. Motion carried.
- b) Adopt 2027 Proposed Budget. Mrs. Owens motioned to adopt the 2027 Proposed Budget with 6.5% salary increase. Mrs. Ralph seconded the motion. Mr. Bezner opposed. Motion carried.
- c) Chief Appraiser Succession Planning. Mr. Glass motioned putting an RFP out for Chief Appraiser Succession Planning. Mrs. Ralph seconded the motion. Motion carried.
- d) Handicap Accessibility, front door, and interior door proposed changes and cost. No action taken.
- e) Next Regular Board of Directors' Meeting, Date, Time, and Location – August 20, 2026, at 3:30 p.m. Bastrop CAD BOD Room. No action needed.

VII. The next item on the agenda was Presentations/Reports

- a) Mr. Bezner, BOD Member, presented Governor Abbott's proposed Tax Plan
- b) Chief Appraiser's 25.25(b) Report. Faun Cullens, Chief Appraiser, stated there were no changes to report. No action needed.
- c) Faun Cullens presented the Chief Appraiser's Report – 2026 Preliminary Value Report and Valuation Statistics and Speaking Engagements
- d) Mr. Morris presented the Appraisal Review Board Report

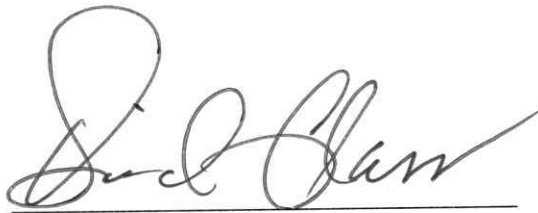
VIII. The next item on the agenda was Consider and Act on Board Agenda Additions for Future Meetings. No additional agenda items were proposed. No action taken.

- a) Public Hearing on the 2027 Budget
- b) Adopt 2027 Final Budget
- c) Chief Appraiser Succession Planning
- d) Public Hearing on the 2027/2028 Reappraisal Plan
- e) Adopt 2027/2028 Reappraisal Plan

IX. Chairman Mr. Redd called for a Special Meeting for June 4th, 2026, at 3:30 p.m. at Bastrop Central Appraisal District office.

Minutes – Board of Directors
April 30, 2026

- X. There being no further business, Mr. Glass motioned to adjourn the meeting at 6:16 PM.
Mrs. Ralph seconded the motion. Motion carried.

A handwritten signature in cursive script, appearing to read "David Glass", written over a horizontal line.

David Glass, Secretary

A handwritten signature in cursive script, appearing to read "David Redd", written over a horizontal line.

David Redd, Chairperson