

Freestone Central Appraisal District
Directors Meeting

Minutes of November 8, 2017

Regular Meeting #459

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Teresa Duke, Brownie Utley, Lisa Foree, Sid Fryer and Craig Dunlap. Representing the appraisal district were Bud Black, Chief Appraiser; Don Awalt, Deputy Chief Appraiser; and Carol Clark, Administrative Assistant.

Teresa Duke, board chairman, called the meeting to order at 7:02 p.m.

Ms. Duke pointed out to the board that the agenda for this meeting had been posted in accordance with the Texas Open Meeting Act as evidence by the time stamp and notarized statement of Carol Clark on the posted documents.

Ms. Duke then declared a quorum of members present.

Consideration and action were taken on the minutes of October 11, 2017. There was a motion to approve the minutes by Mr. Dunlap, seconded by Mr. Fryer to approve the minutes as presented. Motion carried.

The board then reviewed the district's monthly financial reports for the month of October 2017 as prepared by Mr. Black. Mr. Dunlap made a motion to approve the monthly financial reports as presented, seconded by Mr. Utley. Motion carried.

Mr. Black then presented the Investment Officer's corrected report for the quarter ending September 30, 2017. Mr. Black pointed out the changes between the original and corrected balances. The highest fund balance was corrected from \$653,282 to \$680,857. The minimum over (under) pledge decreased from \$126,694 to \$99,119 with an ending fund balance of \$666,917.27. There was a motion by Mr. Utley to approve the Investment Officer's corrected report for the quarter ending September 30, 2017 as presented. Mr. Dunlap seconded the motion. Motion carried.

Mr. Black presented to the board his recommendations for adjustments to the 2017 Operating Budget categories. He reviewed the categories that needed adjustments and the reasons for the changes. Professional dues in Division I Personal Services was increased from \$3,820 to \$4,120 for licensing with TDLR due to staff changes. \$500 was moved to postage if an unforeseen expense occurs and \$600 moved to software maintenance to cover QuickBooks fees for payroll updates. Mr. Black explained that the proposed line item adjustments move money from one category to another to prevent a category from being in the red at the end of the year. The total budget amount is not increasing and the entities will not be billed for more funds. After reviewing all recommended adjustments, a motion was made by Ms. Foree, seconded by Mr. Utley to approve the Line Item Adjustments to the 2017 Operating Budget. Motion carried.

Mr. Black then presented the Chief Appraiser's Report,

Noted in the report:


Reappraisal activities continue according to schedule.

- Debbie Bowden and Jason Moore have both attended TDLR courses in the last month. Jason is now classified as a Class II Appraiser. Debbie has completed her first class and is currently classified as a Class I Appraiser.
- Don Awalt, Bobbi Shepherd, Dan Ralstin, Sherry Nichols, and I attended the Texas Rural Chief Appraiser's Conference in San Marcos October 29-31. Each of us earned 8.5 general continuing education credits along with an additional 3.5 CE credits for the USPAP Update and 2 CE credits for the Laws & Rules Update. USPAP and Laws & Rules Updates are mandatory credits for license renewal with TDLR.
- We are beginning to process application requirement letters for new property owners that will be mailed before December 1.
- Taxing jurisdictions are beginning to cast their votes and return their ballots/resolutions for the election of the district's 2018-2019 board of directors. All ballots must be received by December 15, 2017.
- Binding arbitration has been set for November 27, 2017 regarding the Stanley & Kathy Troup 2017 protest on their property in The Wilderness. Don and I are in the process of preparing our evidence for that hearing.
- The following property owners have filed and/or amended lawsuits regarding 2017 property valuations:
 - JW Power regarding the valuation of compressors as heavy equipment inventory;
 - Archrock Services & Archrock Partners regarding the valuation of compressors as heavy equipment inventory;
 - USAC Leasing regarding the valuation of compressors as heavy equipment inventory;
 - CDM Resource Management regarding the valuation of compressors as heavy equipment inventory;
 - Dew Real Estate Holdings regarding the valuation of real property.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 7.24 p.m.



Chairman



Secretary