

Freestone Central Appraisal District  
Directors Meeting

Minutes of July 12, 2017

Regular Meeting #455

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, 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 7:03 p.m.

Ms. Duke asked Mr. Black to confirm that the agenda for this meeting had been posted in accordance with the Texas Open Meeting Act. Mr. Black stated that the posting requirements had been met as the notice was posted on the district's website and on the office front door on July 6, 2017 well in advance of the required seventy-two-hour notice of the public meeting.

Ms. Duke then declared a quorum of members present.

Consideration and action were taken on the minutes of June 7, 2017. There was a motion to approve the minutes by Mr. Fryer, seconded by Ms. Foree to approve the minutes as presented. Motion carried.

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

The board next considered making the scheduled quarterly payment to Pritchard & Abbott for the appraisal software contract. Mr. Black reported to the board that he wanted the board to be aware that the company's new "Paragon" appraisal software has had multiple problems since its installation in November 2016. He reported that a great deal of his and Mr. Awalt's time has been spent troubleshooting the program's errors. Although the company has responded to error reports and provided fixes in a timely manner, the situation has caused the district to fall behind on its planned appraisal activities. Many reports print incorrect data, are corrected, only to become incorrect again when a new update of the program is installed. Board members agreed that this was a problem that should be addressed with the company but felt that the district should meet its contractual obligations for payments. Members felt that the best time to address these concerns would be at contract renewal time. It was suggested that before considering a new contract that the company should appear before the board to hear the district's concerns regarding the program. There was a motion by Ms. Duke that was seconded by Ms. Foree that the quarterly payment be made. Motion carried.

Mr. Black then presented the Investment Officer's Quarterly Report to the board for its consideration. Mr. Black stated that the report covered the financial activity of the district for the second quarter of 2017 which ended June 30, 2017. He pointed out that the district's funds were being handled in accordance with the district's adopted Public Funds Investment Policy. He reported that Community National Bank, the district's depository had pledged securities in the amount of \$781,676 to cover the district's deposits during the quarter. This amount provided a surplus coverage in the amount of \$60,513 over the district's highest fund balance during the period of \$721,163. At the conclusion of the report, there was a motion by Mr. Dunlap, seconded by Mr. Fryer that the report be approved. Motion carried.

Mr. Black then presented the ARB Quarterly Change Report for the quarter ending on June 30, 2017 to the board for its consideration. Mr. Black reported to the board that this report had been

presented to and approved by the ARB on July 11, 2017. Mr. Black reported that the report included changes to the appraisal roll occurring between April 1, 2017 and June 30, 2017. He stated that those changes were made in compliance with the rules of the ARB and that the district and the property owners were in agreement that those changes should be made. Additionally, those changes had already been sent to the appropriated tax offices for correction under the authority granted to him by the ARB. He stated that he was obligated to provide a copy of this report to the board of directors for their information after the ARB had approved the reports. At the conclusion of the report, there was a motion by Ms. Foree, seconded by Mr. Fryer that the report be approved as presented.

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


Noted in the report:

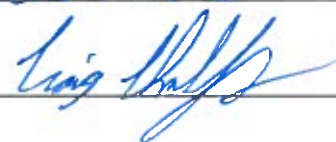
1. The last day to file protests has passed and all protesting property owners have been scheduled for hearings before the ARB. Hearings were held yesterday and today. Tomorrow (July 13) is the day that we have set aside for mineral/industrial properties. We will hear the remaining protests next week on July 18 and 20.
2. The following is a summary of protest status as of this morning:

	Real	Mineral	Total
<b>Total Parcels Protested</b>	<b>325</b>	<b>972</b>	<b>1,297</b>
Less Withdrawn Protests	-17	-11	-28
Less Settled Protests	-95	-445	-540
Failure to Appear	-4	0	-4
Board Ordered No Change	-5	0	-5
Board Ordered Change	-4	0	-4
<b>Parcels Still Under Protest</b>	<b>200</b>	<b>516</b>	<b>716</b>

3. The ARB is scheduled to approve the appraisal records on July 18 and I anticipate that I will be able to certify values to the taxing jurisdictions in a timely manner on July 25.
4. Don and I will be attending TAAD's Legislative Conference in August to hear discussion of the impact of some of the new laws affecting property taxation and appraisal.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 7.34 p.m.

  
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 Chairman

  
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 Secretary