

1ST QUARTER MEETING
OF THE 2023 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
03-14-2023

On this the 14th day of March, 2023 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, Lanny Counts, Janice Fox, David Behrends and Shelton Coleman. No one was absent.

A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

NOTE: This is a PRELIMINARY summary of the minutes of the 3rd Quarter Meeting of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be Amended or Corrected by said Board.

ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, Lanny Counts, Janice Fox, Shelton Coleman and David Behrends. No one was absent. A quorum was declared. Candice Fry and Amy Hulbert were present as Appraisal District representatives.

ITEM 3 – Review 4th Quarter Minutes 12-14-2022 (12:01 pm)

Lanny Counts made the motion to accept the Minutes from the 4th Quarter Meeting as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 4 – Approve Dec/Jan/Feb Bills Paid & Financial Reports (12:01 pm)

Shelton Coleman made the motion to approve both the Financial Reports and the Bills to Pay as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 5 – Chief Appraiser Evaluation, closed session if necessary (12:06 pm)

Closed Session was not necessary. Secretary, Janice Fox read aloud each question on the evaluation and the Board, as a group choose a number with 1 being failure to meet expectations and 5 being greatly exceeds expectations, to answer the Annual Performance Evaluation of the Chief Appraiser. Ms. Fry received only 5's and was commended on her leadership.

ITEM 6 – Discussion and Appointment of 2022 AUDITOR (12:23 pm)

David Behrends made the motion to appoint Neffendorf & Blocker PC as the 2022 Auditor. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 7 – 2022 MAPS REVIEW results, information item only (12:24 pm)

Candice Fry presented the 2022 MAPS Review results showing that Blanco CAD passed in all categories and met all standards with a score of 100. Information item only, no action required.

ITEM 8 – Receive report Section 25.25 (b) Changes to Previously Certified Appraisal Roll, no action taken (12:25 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 201 supplements run, resulting in an overall taxable value adjustment of (4,005,862). Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 9 – Chief Appraisers Report (12:32 pm)

Candice Fry gave an update on % of collections year to date showing that we are at 93% which is the same as last year's collections at this time. The first set of delinquent letters have been mailed. We continue to advertise for a new employee and hope to fill the position before the next meeting. We are also looking into leasing a vehicle for additional transportation for the new employee. Mason Moreland and Ashley Kennedy continue to be out in the field measuring all new houses and Diana Flores has data input all renditions received thus far. Shelton Coleman asked about the option of having a tablet with office software available to take out in the field to streamline the workload. That will be addressed in the budget meeting. The use of a drone to do a quick fly over at locked gates was also discussed.

ITEM 12– Public Forum (12:32 pm)

No one from the public was present.

ITEM 13 – Adjourn (12:32 pm)

David Behrends made the motion to adjourn. Lanny Counts seconded the motion. Motion passed unanimously.

**2nd QUARTER MEETING
OF THE 2022 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
6-12-2023**

On this the 12th day of June, 2023 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman and Janice Fox and Lanny Counts. No one was absent.

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NOTE: This is a PRELIMINARY summary of the minutes of the 2nd Quarter Meeting of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be Amended or Corrected by said Board.

ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Janice Fox, Shelton Coleman, and Lanny Counts. No one was absent. A quorum was declared. Candice Fry was present as the Appraisal District representative.

ITEM 3 – Review 1st Quarter Minutes 3-14-23 (12:01 pm)

Shelton Coleman made the motion to accept the Minutes from the 1st quarter meeting as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 4 – Approve Mar/Apr/May Bills Paid & Financial Reports (12:02 pm)

Shelton Coleman made the motion to approve both the Financial Reports and the Bills to Pay as presented. Lanny Co seconded the motion. Motion passed unanimously.

ITEM 5 – (12:31) Review and Discussion regarding 2024 Preliminary Budget and Set a Date for the Public Hearing on Budget

Lanny Counts made the motion to accept the 2024 Preliminary Budget as amended with 6% COLA/Merit increase. David Behrends seconded the motion. Motion passed unanimously.

ITEM 6 – Receive Report section 25.25 (b) Changes to Previously Certified Appraisal Rolls, no action required (12:38 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 140 supplements run, resulting in an overall positive taxable value adjustment of (\$137,530). Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 7 – Chief Appraisers Report (12:42 pm)

Candice Fry gave an update on % of collections year to date showing that we are down 1% compared to where we were last year. No additional information was given.

ITEM 8 – Public Forum (12:45 pm)

No one was present from the public.

ITEM 9 – Adjourn (12:50 pm)

David Behrends made the motion to adjourn. Shelton Coleman seconded the motion. Motion passed unanimously.

**3rd QUARTER MEETING
OF THE 2022 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
9-12-2023**

On this the 12th day of September 2023 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, and Janice Fox. Shelton Coleman was absent.

A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

NOTE: This is a PRELIMINARY summary of the minutes of the 3rd Quarter Meeting of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be Amended or Corrected by said Board.

ITEM 1- Call to Order. (12:01 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:01 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Janice Fox, & Lanny Counts. A quorum was declared. Candice Fry was present as Appraisal District representative.

ITEM 3 – Review 3rd Quarter Minutes 6-12-23 & Public Hearing on Budget 7-26-23 (12:02 pm)

Lanny Counts made the motion to accept the Minutes from the 2nd Quarter Meeting 6-14-22 and the Minutes from the Public Hearing on Budget 7-26-22 as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 4 – Approve June/July/Aug Bills Paid & Financial Reports (12:02 pm)

David Behrends made the motion to approve both the Financial Reports and the Bills to Pay as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 5– Public Forum (12:12 pm)

No one from public was present, Kristin Spies was in attendance as Tax Assessor Collector.

ITEM 6 – Receive report Section 25.25 (b) Changes to Previously Certified Appraisal Roll, no action taken (12:13 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 196 supplements run, resulting in an overall taxable value adjustment of (\$1,930,896). Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 11 – Chief Appraisers Report (12:17 pm)

Candice Fry gave an update on % of collections year to date showing that we are at 98.44% which is similar to where we were last year. She went over the new 100,000 homestead exemption and the effects of that along with the new over-65 rate compression, and explained the TNT postcard and website

ITEM 12 – Adjourn (12:31 pm)

Janice Fox made the motion to adjourn. David Behrends seconded the motion. Motion passed unanimously.

**SPECIAL PUBLIC HEARING ON 2024 BUDGET
OF THE 2023 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
7-26-2023**

On this the 26th day of July, 2023 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Special Public Meeting on the 2024 Budget at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, Lanny Counts, Janice Fox, David Behrends and Shelton Coleman. No one was absent.

A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

NOTE: This is a PRELIMINARY summary of the minutes of the Public Hearing on the 2024 Budget of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be Amended or Corrected by said Board.

ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, Lanny Counts, Janice Fox, Shelton Coleman and David Behrends. No one was absent. A quorum was declared. Candice Fry was present as Appraisal District representatives.

ITEM 3 – Public Forum (12:00 pm)

No one from the public was in attendance.

ITEM 4 – Public Hearing on 2024 Blanco County Appraisal District Budget Discussion and action item. (12:00 pm)

After a short discussion, Lanny Counts made the motion to approve the 2024 Budget as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Adjourn (12:03 pm)

Shelton Coleman made the motion to adjourn. David Behrends seconded the motion. Motion passed unanimously.

**4th QUARTER MEETING
OF THE 2023 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
12-12-2023**

On this the 12th day of December, 2023 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, Lanny Counts, Janice Fox, David Behrends and Shelton Coleman. No one was absent.

A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

NOTE: This is a PRELIMINARY summary of the minutes of the 3rd Quarter Meeting of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be Amended or Corrected by said Board.

ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, Lanny Counts, Janice Fox, Shelton Coleman and David Behrends. No one was absent. A quorum was declared. Candice Fry and Amy Hulbert were present as Appraisal District representatives.

ITEM 3 – Review 3rd Quarter Minutes 9-12-2023 (12:01 pm)

Lanny Counts made the motion to accept the Minutes from the 4th Quarter Meeting as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 4 – Approve Sept/Oct/Nov Bills Paid & Financial Reports (12:01 pm)

Lanny Counts made the motion to approve both the Financial Reports and the Bills to Pay as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Budget Line Item Reallocations, action required (12:01 pm)

Lanny Counts made the motion to allow Candice Fry to re-allocate funds per line item in the budget. David Behrends seconded the motion. Motion passed unanimously.

ITEM 6 – Discussion and action regarding appointment of Ag Advisory Member (12:02 pm)

Shelton Coleman made the motion to appoint Kenneth Moore to a 2 year term on the Agricultural Advisory Board. David Behrends seconded the motion. Motion passed unanimously.

ITEM 7 – Discussion and action regarding approval of 2022 audit. (12:03 pm)

David Behrends made the motion to approve the 2022 audit. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 8 – Discussion and action regarding approval of 2022 audit. (12:03 pm)

David Behrends made the motion to approve the 2022 audit. Lanny Counts seconded the motion. Motion passed unanimously

ITEM 9 – (Discussion regarding reserve balance funds, no action required

12:14 pm)

The Board asked Candice Fry to discuss reserve balances first with Keith Neffendorf then to reach out to each entity requesting we retain the funds from the 2022 Audit per the Texas State Property Code with monies going to the Reserve Fund for Legal Defense first.

ITEM 10 – Receive report Section 25.25 (b) Changes to Previously Certified Appraisal Roll, no action taken (12:22 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 423 supplements run, resulting in an overall taxable value adjustment of (5,129,985). Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment and/or ARB decisions after certification. These are all changes that were required to be made to correct the appraisal rolls. Information item only, no action required.

ITEM 11 – Chief Appraisers Report (12:23 pm)

Candice Fry gave an update on our search for a new tax collector. She also stated that we are at 12.5% of collections year to date showing that we are below where we were at this time last year in collections. Next the truck situation was discussed with the possibility of trading in or selling our work truck and then looking into leasing 2 smaller trucks since we have 4 appraisers who need to be in the field. Mason Moreland and Ashley Kennedy continue to be out in the field measuring all new houses and Diana Flores and Tony Vedia continue to inspect all Business Personal Property and Commercial properties. Lastly, this year is both MAPS and Property Value Study so there is a lot going on.

ITEM 12– Public Forum (12:32 pm)

Kristin Spies was present. She did not have a comment.

ITEM 13 – Adjourn (12:32 pm)

Shelton Coleman made the motion to adjourn. David Behrends seconded the motion. Motion passed unanimously.