

**BOARD OF DIRECTORS  
PUBLIC MEETING  
October 4, 2024**

The Board of Directors met on October 4, 2024, at 7:30 AM in the office of the appraisal district at 132 Hill Street in Albany, Texas.

Chairman of the Board, Clint Bumguardner, called the meeting to order at 7:30 and announced that property notice of the meeting was made and that a quorum was present. Board members in attendance were Clint Bumguardner, Lanham Martin, John Tate, Cody Jordan and Bruce Bailey.

The opportunity for public comment was offered but no one was in attendance to speak.

Chairman Bumguardner recognized Cameron Gulley, the independent auditor for the district, who presented the audit for 2023. The district was recognized by Mr. Gulley for a good accounting system for both the general fund and collections distributions. The district ended the year with a small surplus of \$1152.00. The motion to approve the audit was moved by Mr. Martin, seconded by Mr. Tate, and passed unanimously.

The contract with Western Valuation and Consulting, LLC was presented by Mr. Petree. The contract includes the inspection of all properties in the reappraisal plan for the district, defense of the values, assistance with land and agricultural values, and discovery and appraisal of new properties throughout the district. The annual cost is \$36,000 to be paid in quarterly installments. Bruce Bailey clarified that minerals, a part of the bundle of rights of real estate, is not included in the contract and is covered by the contract with Capital Appraisal Group. With that understanding, Mr. Bailey moved approval of the contract, Mr. Martin seconded, and the motion passed without dissent.

Mr. Petree, Interim Chief Appraiser, went over the financial statements of the district which indicated less revenue than was presented last month due to a correction in a double posting of revenues received in December, 2023. The remaining funds in the budget will be easily adequate to cover anticipated expenses.

The collection information was not updated as the district has not closed September and distributed funds. It will be done by mid-month.

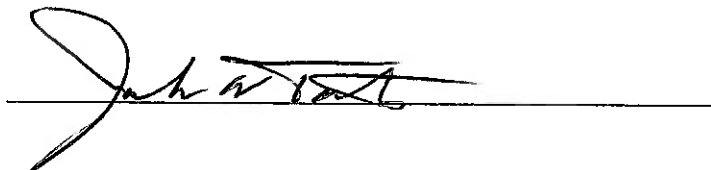
Mr. Petree, Interim Chief Appraiser, gave the Chief Appraiser report. He informed the Board that Vanh has been working on the levy roll and commended her for her diligence in learning all her new responsibilities. There was some discussion about the rock quarries and other newly constructed improvements in the District and how to ensure that those properties are discovered and put on the appraisal roll.

The Board went into executive session to discuss how to move forward with the vacancy of chief appraiser. The Board came out of executive session and no formal action was taken.

The next meeting will be at the call of the chairman as this meeting constituted the required fourth quarter meeting. Mr. Petree assured the Board that if an issued arose, a meeting would be called.

There being no other business, Mr. Bailey moved to adjourn the meeting, Mr. Tate seconded and there was unanimous consent.

Approved on this the 1<sup>st</sup> day

A handwritten signature in black ink, appearing to read "John Tate", is written over a horizontal line.