

**BOARD OF DIRECTORS
PUBLIC MEETING
FEBRUARY 20, 2026**

The Board of Directors met on February 20, 2026, 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 in order at 7:30 and announced that proper notice of the meeting was made and that a quorum was present. All board members were in attendance except Mr. James Shelton and Mr. John Tate.

New board member, Mr. Ace Reames, was sworn in as a new board member.

Mr. Lanham Martin made a motion to keep the officers the same as 2026, Mr. Bruce Bailey seconded the motion, and passed unanimously.

The opportunity for public comment was offered, a local resident addressed the board believing that land lot values in the city of Albany were not fair. Mr. Bumguardner addressed the residents that the board has no say in setting values and that they direct the office on operations. A discussion on land appreciating in the city of Albany has occurred over the years. The resident was notified if the resident believes they are not fair on his property after notices he can file a protest and speak to the ARB.

The minutes of November 14, 2025, were reviewed and a motion to approve the minutes was made by Mr. Lanham Martin, seconded by Mr. Bruce Bailey, and passed unanimously.

The board reviewed the findings of the property value study from 2025. They were made aware of the low values for D1 agricultural land and an appeal for Lueders, Moran, and Clyde ISD has begun. A discussion on how to address this was made.

The board heard a discussion about the methods and procedures audit and what to expect for 2026.

The board next discussed any possibility of recommendations for ARB and if they knew of anyone to apply.

25.25 changes were reviewed by the board. Mr. Petree reminded the board that this is something we must present each quarter, and it pertains to any change in value, splits and merges, or ownership.

The financials through January were presented. Mr. Petree noted there are still some issues with QuickBooks and getting in contact with Mr. Cameron Gulley (auditor). Mr. Martin moved for approval, Mr. Chapman seconded the motion, and it passed unanimously.

The collections report by entity were presented and Mr. Petree pointed out that we were in good standing on collections for 2025. It was noted that we have just begun collections for 2025 and are looking to have a good year. The attorneys have been working on improving the delinquent tax collections and historical figures are looking much better.

There being no other business, Mr. Martin moved to adjourn the meeting. It was seconded by Mr. Chapman and passed without dissent.

Approved on this the 5 day of JUNE 2026.

