

1st QUARTER MEETING
OF THE 2021 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
3-18-2021

On this the 18th day of March, 2021 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 101 East Cypress, The Hoppe Room, 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.

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.

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 and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from 4th Quarter Meeting 12-8-2020 (12:01 pm)

Shelton Coleman made the motion to accept the minutes from the 1st quarter meeting as presented. David Behrends seconded the motion. Motion passed unanimously.

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

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

ITEM 5 – Amendment to personnel policy, Section 1.2, action required (12:05 pm)

Lanny Counts made the motion to approve the amendment to the personnel policy, section 1.2 as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 6 – 2020 MAP review results, information item only (12:06 pm)

Candice Fry presented the results of the 2020 MAP review. The Appraisal District either Passed, received a 100% rating or Meet All requirements with the exception of the finding that we used the wrong form to process the VIT (vehicle inventory). We immediately updated our forms and will use the correct form going forward.

ITEM 7 – Chief Appraiser Evaluation, closed session if necessary (12:08 pm)

This item was moved to a later time as copies had to be made for board members.

ITEM 8 – Review the 2019 Audit, Discussion and Action (12:13 pm)

This item was moved to a later time as copies had to be made for board members.

ITEM 9 – Discussion and action regarding appoint and approve additional ARB member (12:014 pm)

Janice Fox made the motion to appoint: Lisa Richardson as an additional member of the Appraisal Review Board. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 10 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:15 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 212 supplements run, resulting in an overall assessed value change \$ 1,282,724. 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 (12:29 pm)

Candice Fry began her report by stating that Collections are currently at 91.9%. The rate is very similar to last year rate of collection. She reported that once the 2019 Audit is reviewed, we expect to return around \$39,000 to the taxing entities. The field work is continuing and delinquent notices were mailed by the law firm to all property owners who have not paid. There was then a discussion concerning the direction for possible pay raises at the next meeting (when the 2022 Budget is discussed) Each board member was able to have a turn and express what they thought should happen. Lanny Counts was hopeful a survey of comparable counties (he suggested Llano and Burnet) could be made showing what each of those counties paid in salary. This was an informational item only, no action required.

(Note this item was moved from an earlier time slot)

ITEM 7 – Chief Appraiser Evaluation, closed session if necessary (12:43 pm)

Once copies were obtained the Board choose not to go into closed session. Chairman Boyd then proceeded to read each question on the questionnaire and Secretary Janice Fox recorded the votes on the Chief Appraisers performance. Each Board Member then signed the form and it was added to the Chief Appraisers file.

(Note this item was moved from an earlier time slot)

ITEM 8 – Review the 2019 Audit, Discussion and Action (12:54 pm)

Candice Fry presented the 2019 Audit from Keith Neffendorff. There were no significant recommendations, and \$39,594 will be returned to the taxing entities as a credit in the next allocation of the budget. David Behrends made the motion to approve the 2019 Audit as presented. Lanny Counts seconded the motion. Motion passes unanimously.

(Note back to Item #12)

ITEM 12– Public Forum (12:56 pm)

No one was in attendance.

ITEM 13 – Adjourn (12:57 pm)

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

2ND QUARTER MEETING
OF THE 2021 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
6-8-2021

On this the 8th day of June, 2021 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.

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.

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 and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from 1st Quarter Meeting 3-18-2020 (12:01 pm)

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

ITEM 4 – Approve Mar/Apr/May Bills Paid & Financial Reports (12:01 pm)

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

ITEM 5 – Appointment of Auditor, action required (12:06 pm)

Lanny Counts made the motion to appoint Keith Neffendorff as Auditor. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 6 – Meet & Greet with new employees, no action required (12:06 pm)

Candice Fry introduced Diana Flores and Cody Jay Smith as new employees. Diana Flores will head the Business Personal Property and Jay Smith will be working toward being a field appraiser.

ITEM 7 – Review and discussion regarding 2022 preliminary budget & set date for Public Hearing on Budget (12:08 pm)

Preliminary budget was presented. There was discussion concerning the salaries for 2022. Lanny Counts proposed a 6% across the board raise for all employees to match the increase from 2020 Blanco County budget. This was agreed upon and Tuesday, July 13, 2021 was set as the date for the Public Hearing on the budget. Candice Fry will rework the preliminary budget and will present it at the public hearing in July.

ITEM 8 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:15 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 212 supplements run, resulting in an overall assessed value change \$ 1,282,724. 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 (12:29 pm)

ITEM 10– Public Forum (12:56 pm)

No one was in attendance.

ITEM 11 – Adjourn (12:57 pm)

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

PUBLIC HEARING ON 2022 BUDGET
SPECIAL MEETING
OF THE 2021 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
7-13-2021

On this the 13th day of July, 2021 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, Shelton Coleman and Janice Fox and Lanny Counts. David Behrends 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 special 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, Janice Fox, Shelton Coleman and Lanny Counts. David Behrends was absent. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3– Public Forum (12:00 pm)

No one was in attendance.

ITEM 4 – Public Hearing on 2022 Appraisal District Budget (12:01 pm)

Lanny Counts made the motion to accept the 2022 Budget as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Closed Session pursuant to Open Meetings Act, Texas Government Code, Sec 551 et.seq (12:01 pm)

Close Session -

ITEM 6 – Adjourn (12:10 pm)

Lanny Counts made the motion to adjourn. Shelton Colman seconded the motion. Motion passed unanimously.

3RD QUARTER MEETING
OF THE 2021 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
9-21-2021

On this the 21ST day of September, 2021 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, Janice Fox and Lanny Counts. 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.

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 and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from 6/8/21 2nd Quarter Meeting & 7/13/21 Public Hearing on Budget (12:00 pm)

Lanny Counts made the motion to accept both sets of Minutes from the 1st quarter meeting and the Public Hearing as presented. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 4 – Approve June/July/Aug 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. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:02 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

102 supplements run, resulting in an overall positive taxable value adjustment of \$187,211. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 6 – Chief Appraisers Report (12:03 pm)

Candice Fry gave an update on our new website and the new mapping platform which will integrate assessment changes from the map. We also have added a pay now option on the new website. Diana Flores has been out in the field doing onsite inspections and Mason Moreland and Ashley Kennedy have already started their 2022 Field Work.

ITEM 7– Public Forum (12:05 pm)

No one was in attendance.

ITEM 8 – Adjourn (12:05 pm)

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