

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held August 21, 2025.

A meeting of the Board of Directors for the Chambers County Appraisal District was held with the following members present:

Joe Crumpler, Chairman	John Iles, Member
Joey Presnall, Member	Alecia Turner, Secretary

Also present were Mitch McCullough, Chief Appraiser, Stephanie Muniz, Assistant Chief Administrator.

The meeting was called to order by Chairman Crumpler at 10:08 am.

The Minutes of the May 15, 2025 Board Meeting were presented to the Board for review. Motion was made by Member Iles and seconded by Member Presnall, to approve the minutes as presented. Motion passed unanimously.

The Minutes of the May 15, 2025 Budget Hearing were presented to the Board for review. Motion was made by Member Iles and seconded by Secretary Turner, to approve the minutes as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2025 Expenditures to the board for review. After discussion, motion was made by Member Presnall and seconded by Chairman Crumpler to approve the expenditures as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the June, 2025 Expenditures to the board for review. After discussion, motion was made by Member Presnall and seconded by Chairman Crumpler to approve the expenditures as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the July, 2025 Expenditures to the board for review. After discussion, motion was made by Member Presnall and seconded by Chairman Crumpler to approve the expenditures as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the May, June & July, 2025 Financial Reports to the board. After discussion, motion was made by Member Presnall and seconded by Chairman Crumpler to approve the expenditures as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the 2nd Quarter, Proforma Investment Report - Quarterly Investments report as per section 2256.023 of the Government Code to the Board of Directors for review. Motion was made by Member Iles to accept the report as presented and seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the 2nd Quarter, 2025 Section 25.25B corrections which include late filed homestead, ownership and address changes and other clerical changes to the appraisal and tax rolls; Chief McCullough offered the binder for their review. Motion was made by Member Presnall to accept the report as presented and seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough advised the board that we have filled all open positions within our budget and that as of September, 2025 we will be fully staffed. He advised that Jennifer Barton who has been with the District for four years applied for the open appraisal position and we all agreed that she would do a great job in this new role. He advised we hired Barbara Hoffeld to take over as the bookkeeper for the District as she has many years working in that respect; she is doing a wonderful job thus far. Assistant Chief Administrator Muniz advised that Maria Ruiz that was acting as bookkeeper has shifted into our deed manager position and we hired a second deed manager; she advised they may recognize the name; Sandra Prague who had left us in late May reached out to the District to inquire of any open positions. We had already performed numerous interviews of candidates that for one reason or another were not a good fit. After discussion, we believed her work to be exceptional and we offered her the open position. She accepted and is returning to work with the CAD effective September 2, 2025.

Chief Appraiser McCullough advised the board that we continue to review and have settlement conferences for the remaining lawsuits. He explained that as our protest season has come to an end, we have already begun receiving Arbitrations, which are filed through the Comptroller's Office; we have 6-10 arbitrations filed thus far.

Public Comment: None

Chief Appraiser McCullough asked the Board to recall a situation last year at certification where Capitol made a very large error that cost the entity over \$1.5 million in refunded taxes. Mitch explained that we put a checks and balances system in place and post certification 2025, the City questioned whether an account should be coded within their jurisdictional boundaries. He explained that we immediately reached out to Capitol Appraisal Group to verify and they responded with an aerial view of the location and we confirmed that location was within the city limits; Capitol Appraisal Group advised he had verbally confirmed the location with the property owner's agent. The City advised that they would reach out to the agent for information. The City responded in a matter of a few hours with their own aerial view of the site, different from the location shown by Capitol Appraisal Group, and we confirmed it was not within the City Limits. We immediately corrected their certification; thankfully it was caught prior to completion of their TNT calculation. and any harm was done to the taxing unit. Mitch explained to the Board that Laurie has expressed many concerns over the last few years and recently Laura with BHISD has expressed similar concerns.

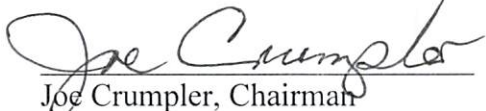
Assistant Chief Administrator Muniz expressed her frustration with the unnecessary work added to her due to the limitations of their system to recognize key information such as new value, new exemptions, etc. She explained that the new value that was missed for the county's TNT was over \$2.5 Billion and she went on to explain how impactful that is to their tax rate. Chief Appraiser McCullough told the Board that he called the appraiser and the President of the company to explain our frustrations with all of the errors and he requested a contract to renew for a single year and told them that would give them an opportunity to address our concerns and issues as we decide whether to open up for Requests for Proposals or renew a contract with them. Chief McCullough told the board that we received the unofficial results of our TARP review with the Comptroller's Office and we are 100%.

No board comment.

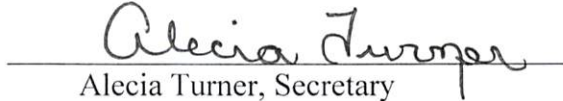
Chairman Crumpler set the next regular meeting for September 18, 2025 at 10:00 am.

With a motion from Member Iles and second by Secretary Turner, Board adjourned at 11:30 am.

Approved the 18 day of September, 2025.



Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District



Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District