

**BURNET CENTRAL APPRAISAL DISTRICT
P. O. BOX 908 / 223 SOUTH PIERCE
BURNET, TX 78611
MINUTES**

Notice is given that a meeting of the Board of Directors of Burnet Central Appraisal District has been scheduled for October 16, 2025 at 12:00 noon, at the Burnet Central Appraisal District's business office located at 223 S. Pierce, Burnet, Texas.

Agenda

1. Call to Order.
2. Roll Call
3. Invocation.
4. 2024 Financial Audit presentation. (Noel Snedeker)
5. CONSENT AGENDA – the items listed are considered to be routine and non-controversial by the Board and will be approved by one motion. There will be no separate discussion of these items unless a Board Director so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence on the Regular Agenda.
 - a) Approval of the Minutes of the September 18, 2025 regular meeting.
 - b) Approval of the Disbursements for September 2025.
 - c) Approval of the Financial Statements for September 2025.
6. Public Forum. At this time, any person with business before the Board of Director's that is not on the agenda may speak to the Board. No formal action can be taken on these items at this meeting. Comments are limited to 3 minutes per speaker.
7. Discussion and/or Action Concerning the 2024 Financial Audit.
8. Discussion and/or Action Concerning Appraisal Services with Capitol Appraisal Group LLC.
9. Discussion and/or Action Concerning Engagement Letter for 2025 Financial Audit.
10. Discussion and/or Action Concerning Service Agreement with Just Appraised.
Chief Appraiser's Report
 - A) Collection Report
 - B) Appraisal Report
 - C) Appraisal Review Board
 - D) Board Education
 - E) Legislative Update
 - F) Building Renovation Project
11. Adjourn

On October 16, 2025, the regular monthly meeting of the Board of Directors of The Burnet Central Appraisal District was called to order by Mr. Philip Thurman at 12:00 pm in the Districts business office located at 223 S. Pierce St., Burnet, TX. Mrs. Aimee Spradling did a roll call of directors present to establish a quorum. The following directors were present: Mr. Philip Thurman, Mrs. Darlene Oostermeyer, and Mr. Cary Johnson. A quorum was established. The following directors were not present: Mr. Terry Nuss and Mr. Bruce Jones. Present for The District were Mr. Stan Hemphill, and Mrs. Aimee Spradling.

Mr. Hemphill gave the invocation.

Mr. Noel Snedeker presented the 2024 Financial Audit to the Board via zoom. The Board had no comments or questions for Mr. Snedeker.

Mr. Thurman called for a motion to approve the consent agenda items. Mr. Johnson motioned to approve, and Mrs. Oostermeyer seconded. The Board voted affirmatively.

Mr. Thurman opened the public forum, as there were no members of the public present, the forum was closed at 12:11.

Mr. Thurman called for discussion or action on the 2024 Financial Audit. Mrs. Oostermeyer made a motion to accept the Financial Audit for 2024, Mr. Johnson seconded. The Board voted affirmatively.

Mr. Thurman called for discussion or action concerning Appraisal Services with Capitol Appraisal Group. Mr. Hemphill reported that the contract is for the 2026-2027 years. The 2026 year is \$14,826 and 2027 \$15,122. Mrs. Oostermeyer made a motion to allow Mr. Hemphill to execute the contract for The District, Mr. Johnson seconded and the Board voted affirmatively.

Mr. Thurman called for discussion or action concerning the engagement letter for the 2025 Financial Audit with Noel Snedeker. Mr. Johnson made a motion to approve Mr. Hemphill to execute the engagement letter with Noel Snedeker for 2025 not to exceed \$14,000. This was seconded by Mrs. Oostermeyer and the Board voted affirmatively.

Mr. Thurman called for discussion and or action concerning the service agreement contact with Just Appraised. Mr. Hemphill reported that this company assists in deed processing. Their annual service contract for 2026 is \$30,429. Mrs. Oostermeyer made a motion to allow Mr. Hemphill to execute the contact for 2026 for Just Appraised, Mr. Johnson seconded, and the Board voted affirmatively.

Mr. Thurman called for the Chief Appraiser's Report. Mr. Hemphill started with the collection report. He reported that tax statements have been mailed with over \$200 million in levy. This is a slight increase over the prior year.

Mr. Hemphill reported that the appraisers are now in the field. They have picked up around \$250 million in new construction so far. The District does have a wellness center coming to the county. This is being constructed by CR Austin on the old Bragg Ranch. It was also noted that the Marble Falls Hotel and Conference Center is moving forward.

December will be a day of ARB hearings to finish out the years protests and any that are received after notices have been mailed.

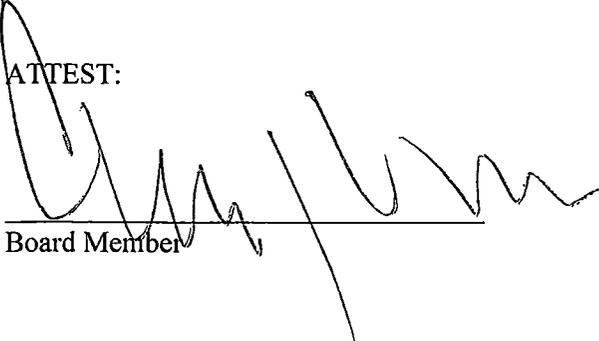
There was no Board Education or Legislative update.

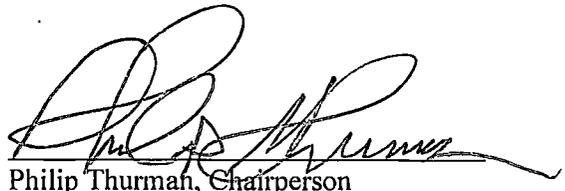
Mr. Hemphill reported that the building renovation project has had an ADA inspection which will require a few changes such as moving the bathrooms sinks slightly, moving a couple of walls to accommodate door closers, and installing ADA parking in the rear of the building. Corrections have been made to the plans and have been sent back to The City to review.

Mr. Hemphill reminded the Board of the employee appreciation dinner on December 11 at Wedding Oak Winery from 5pm to 7pm.

Having no further business, Mr. Johnson made a motion to adjourn, which was seconded buy Mrs. Oostermeyer. The Board voted affirmatively. The meeting was adjourned at 12:25pm.

ATTEST:


Board Member


Philip Thurman, Chairperson