

OFFICIAL MINUTES
COLORADO COUNTY CAD BOARD OF DIRECTORS
REGULAR MEETING
November 12, 2025

The Board of Directors of the Colorado County Appraisal District met on Wednesday, November 12, 2025, at the Colorado County Appraisal District boardroom. The meeting was called to order at 3:30 p.m. by Mike Trefny.

Board Members Present:

Michael Trefny, Lance Dingler, James Prichard, and Bill Hefner.

Board Members Absent:

Dusty Dittmar.

Others Present:

Jane Armontrout, Olga Poncik, Samantha Milan, Marcella Pflughaupt, Shalor Townzen, Leslie Sedlock, Moises Fajardo, Joe Mann, and Lisa Moeller.

Public Participation:

No comment from the public.

Approval of Minutes:

Mr. Dingler made a motion to approve the minutes from September 9, 2025, regular board meeting. Mr. Prichard seconded. Motion carried.

Approve Certified Agenda:

Mr. Dingler made a motion to approve the Certified Agenda of Executive Session held September 9, 2025, regular board meeting. Mr. Prichard seconded. Motion carried.

Financial Reports and Current and Delinquent Collection Reports:

Mrs. Poncik reported on the Financial Reports and Current and Delinquent Collection Reports. 2025 tax collections through the month of October totaled \$717,271.26 or 1.37% of the overall amount to be collected. Delinquent tax, penalty and interest collected during the month of October totaled \$280,614.41. No action taken.

Executive Session:

The board adjourned into executive session at 4:31 p.m., pursuant to Texas Government Code Sec. 551.001 et seq., Texas Government Code Sec. 551.071 (A).

Reconvene Regular Session:

Mr. Trefny reconvened the regular session at 5:14 p.m. No action taken.

NEW BUSINESS ITEMS:

Michael Trefny, Lance Dingler, James Prichard, and Bill Hefner completed the Chief Appraiser's Evaluation performance.

Mrs. Poncik presented the Quarterly Investment Report that is required by the state. All board members present acknowledged the report.

Ms. Armontrout presented the Colorado County Appraisal District Policies and Procedures Employee Manual. Ms. Armontrout, Michael Trefny, Lance Dingler, James Prichard, and Bill Hefner made a few changes to the Employee Manual and it will be acted on at the December 9th meeting.

The October 7th Tax Sale totaled \$248,100.00 which \$217,756.18 was excess proceeds and the total taxes paid were \$19,763.44.

Shalor Townzen and Leslie Sedlock with First National Bank of Eagle Lake presented information about the proposal bid submitted to serve as Colorado County Central Appraisal District's depository.

Moises Fajardo, Joe Mann, and Lisa Moeller with Cadence Bank presented information about the proposal bid submitted regarding the Financial Institution Depository Contract for Colorado County Central Appraisal District.

Mr. Dingler made a motion to accept the 2-year contract of Cadence Bank for the Appraisal District bank depository. Mr. Hefner seconded. Motion carried.

Mr. Hefner made a motion to accept the fixed 3.25% option from Cadence Bank. Mr. Dingler seconded. Motion carried.

Mr. Hefner made a motion to authorize Ms. Armontrout to sign with Cadence Bank in accordance with the contract. Mr. Dingler seconded. Motion carried.

Mrs. Poncik presented the collection contract for Weimar Independent School District and City of Weimar and was unanimously approved.

All board members present acknowledged the 2025 Mass Appraisal Report presentation presented by Ms. Armontrout.

All board members present acknowledged the 2025 Annual Report presentation presented by Ms. Armontrout.

CHIEF APPRAISER'S REPORT

Report on current CAD Operations:

Ms. Armontrout reported the Tax Statements were mailed out the week of October 22 and there has been a steady flow of taxpayers in the office. Next year the Colorado County CAD is scheduled for the 2026 Methods and Assistance Program Review. All required documentation to be submitted by December 1, 2025, has been submitted. On-site review will be in office usually in February of 2026. Completion of the 2025 Clerical Error Report for the Property Value Study and results will be available on January 31, 2026.

Ms. Armontrout reported the Ag Advisory Board met on October 6, 2025, and discussed raising the minimum acreage requirement for tax year starting in 2027. Any board member with a term beginning January 1, 2026, or later needs to sign the acknowledgement according to Tax Code Section 6.0302(c). Mr. Prichard, Mr. Dittmar, and Mr. Hefner signed the acknowledgements.

Education & Training:

Ms. Armontrout reported all employees have watched a presentation of the 89th legislative session's laws and rules update. Ms. Armontrout reported the homestead exemption increased from \$100,000 to \$140,000, over-65, and disability increased from \$10,000 to \$60,000. Business Personal accounts under \$125,000 will be exempt from taxation. Ms. Armontrout also reported she hired an employee in the appraisal department.

Litigation:

Ms. Armontrout reported a total of 10 arbitration cases. All arbitration cases have been settled except for 2 which have been scheduled to go to arbitration in November. Ms. Armontrout also reported 5 District Court cases filed after Certification and is currently working with counsel to get the cases settled.

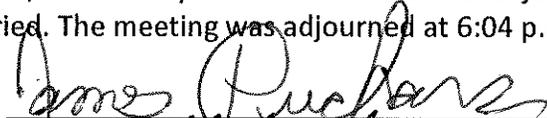
Next Meeting

Our next meeting will be held on Tuesday, December 09, 2025, at 3:30 p.m. in the Colorado County Appraisal District boardroom.

Adjourn:

There being no further business, Mr. Trefny made the motion to adjourn the meeting, Mr. Prichard seconded. Motion carried. The meeting was adjourned at 6:04 p.m.

Minutes recorded by secretary:



Minutes approved by chairman:

