

GUADALUPE APPRAISAL DISTRICT



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REGULAR SESSION OF THE BOARD OF DIRECTORS

March 6, 2024

1. CALL TO ORDER

Mr. Dunn called the meeting to order at 5:30pm

2. ROLL CALL

Ms. Leticia Sever, Mr. Jim Lievens, Mr. Darren Dunn and Mr. Benito Amador, Jr were present. Mr. Peter Snaddon and Mrs. Jennifer Tovar were also present.

3. CITIZENS' COMMENTS – None.

4. TAXPAYER LIAISON REPORT – Ms. Tavia Murphy indicated there are 10 people on ARB board now. Two and a half days of comptroller training are being planned.

5. CONSENT AGENDA: These items may be acted upon by one motion. No separate discussion or vote on any one of the items will be had unless requested by a Board member. - Mr. Snaddon would like to remove item C- Approval of Cancellation of BOD At Large Election of May 2024. Mr. Lievens moved to approve the consent agenda Items A and B. Ms. Sever seconded the motion. It passed unanimously.

6. PRESENTATION OF SERVICE AWARD to Mr. Erich Strey, Deputy Chief Appraiser of Guadalupe Appraisal District – Mr. Snaddon presented Mr. Erich Strey with a service award for 41 years of exemplary service. Mr. Erich Strey stated he is very humbled. His years were very good, had great people to work with and a very supportive Board of Directors.

7. EXECUTIVE SESSION For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter, authorized and pursuant to Texas Government Code (Sec 551-071) - The Board did not go into executive session.

8. EXECUTIVE SESSION The board may retire to deliberate the appointment, employment, evaluation, reassignment, duties discipline, or dismissal of a public officer or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a Public hearing. (Sec 551-074) – The Board did not go into executive session.

9. DISCUSSION/ACTION Take any action Based on Discussion Held in Closed Session Under Agenda Item #7 – No Action Taken.

10. DISCUSSION/ACTION Take any action Based on Discussion Held in Closed Session Under Agenda Item #8 – No Action Taken.

11. CHIEF APPRAISER'S REPORT

A. BOD Candidate Submissions

Two Individuals submitted Applications:

- Ms. Pamela Kifer (Marion)
- Ms. Peggy Herman (Cibolo)

They will run unopposed and election will be cancelled. Candidates effective office date is July 1, 2024.

They will be sworn in July 1, 2024 unless it is postponed until August BOD meeting since typically there is no meeting in July. Mr. Snaddon will check with attorney to see what the process is on bringing in a third candidate. Mr. Snaddon will also inquire about the timing of the new candidates.

B. Budget – Schedule of Events

- April 3rd - Preliminary Budget Submission to BOD
- May 8th - Budget Workshop
- June 5th - Request Authorization to Forward Preliminary Budget to Entities
- August 7th - Public Hearing on Budget
- August 7th - Budget Adoption

C. Market Condition Observations

Single Family Homes - Comparison of 12 and 24 months prior

- 1.3 % change in 24 months and 2% decline in 12 months in total confirmed sales

Confirmed Transaction Observations

- 43% decline in Confirmed Transactions in 2023 compared to 2022
- 23% decline during 1st half of 2023 compared to same period in 2022
- 64% decline during second half of 2023 compared to same period in 2022

Lake Region Transactions

- .32% Change rate per year = not much change in lake regions

D. Customer Survey Results

- Observation Period: Oct 11, 2023 – March 4, 2024
- 29 total survey responses = 70.5% increase from previous observation period
- Homestead Exemption was #1 reason for visit or call at 65%
- Overall, interactions were rated with GAD members as good or excellent during this period
- No unfavorable service ratings during this observation period

12. Directors' Report – None.

13. Adjournment – Mr. Dunn adjourned the meeting at 5:40 pm



Mr. Darren Dunn, Chair

ATTEST:



~~Daryl John~~, Secretary

Benito Amador, vice-chair