



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

JANUARY 8, 2026

3:00 p.m.

ITEM 1: CONVENING OF MEETING AND ESTABLISH QUORUM

Alex Buck convened the meeting at 3:01 pm.

BOARD MEMBERS PRESENT: Alex Buck Mike Hennefer
Angie Cox Dawn Waye
Rick Guzman

BOARD MEMBERS ABSENT: Ann Pomykal, Charles Stafford

STAFF PRESENT: Don Spencer, Chris Littrell, Jeanne Ashlock,
Misty Baptiste, Kim Collins, Daniel Gonzalez

ITEM 2: INVOCATION AND PLEDGES

Invocation was given by Angie Cox

The Pledge of Allegiance was stated to the U.S. Flag and Texas Flag by all who were present.

ITEM 3: BOARD OF DIRECTORS OATH OF OFFICE [TEXAS CONSTITUTION, ARTICLE XVI, 1]

Oath of Office administered by Misty Baptiste to those Board Members present

ITEM 4: BOARD OF DIRECTORS OFFICER ELECTION [TEXAS PROPERTY TAX CODE 6.04 (a)]

Dawn Waye nominates Alex Buck for Chairman position. Angie Cox seconds. There are no other nominations and Mr. Buck is appointed by acclamation.

Dawn Waye nominates Angie Cox for Vice Chairman. Mike Hennefer seconds. There are no other nominations and Ms. Cox is appointed by acclamation.

Mike Hennefer nominates Rick Guzman for Secretary. Angie Cox seconds. There are no other nominations and Mr. Guzman is appointed by acclamation.

ITEM 5: OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD OF DIRECTORS
PERSONS DESIRING TO ADDRESS THE BOARD OF DIRECTORS MUST FILL
OUT A SPEAKER'S CARD PRIOR TO THE MEETING. NO PRESENTATION
SHALL EXCEED THREE MINUTES. THE BOARD CANNOT DELIBERATE ON
ANY SUBJECT THAT IS NOT INCLUDED ON THE AGENDA.

No public comments made.

ITEM 6: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - CHIEF APPRAISER, DON SPENCER

- Justin Eimler and Kevin King from IAAO visited in December to collect information from directors and staff - meetings were productive and all were excited about the report and what the results the reports could bring.
- Currently working on the synthesis phase to complete Strategic Plan and will have it for the board to present in April.
- Mr. Spencer is pursuing an IAAO Designation for the District called a CEAA - which evaluates the entirety of the Appraisal District - this would be a commitment to the district's professional development - will be a 3-4 month process to gather information/documents.
- Potential of Educational Opportunities through IAAO and possibility of hosting - will give us more exposure across the nation - recognition and partnership
- Preparation for MAP Review is ongoing - Onsite Review in March - preparing all documents in an organized fashion proves helpful and beneficial to the reviewer who will be coming in.
- In the midst of PVS which happens biennially - some discrepancies are being found and working to be resolved
- Public Information and Outreach Information will soon be posted to the DRC and website as this has to happen yearly.
- BOD Vacancies - at the time have not received any nominations to fill Rob Altman's place - City of Frisco is preparing their resolution - deadline is January 30
- BOD will take action on filling the vacated spots in February
- Public recognition of Dawn Wayne and the Tax Office and building that partnership with DCAD

B. ADMIN DIVISION UPDATES - DEPUTY CHIEF OF APPRAISAL, CHRIS LITRELL

- Mr. Littrell offered additional information on the stats and document that was previously sent to the board for their review.
- Currently in a data gathering time for all appraisal departments - looking for factual accuracy - have some targeted completion dates for each department - preparing for the market analysis phase
- This morning sent out 395 annual wildlife reports - those who have that special appraisal have a responsibility to report their numbers
- BPP - rendition required by law - in 2026 all are required to render - those who have less than 125K of property will be completely exempt but all will have to be revisited every year due to depreciation, etc.
- Lots of internal department meetings so all are on the same page moving into protest season and certification of the roll.
- Still have some opening positions in residential - have 5 interviews coming up in the next 2 weeks to hopefully fill those positions

C. ADMIN DIVISION UPDATES - DEPUTY CHIEF OF ADMINISTRATION, JEANNE ASHLOCK

- HS Exemptions - in December - Received - 3831 applications and Processed 2637 - will see an upward trend of applications received over the next few months
- Recently finished out an office to add 2 spaces for IT Support positions
- Reported on IT outage a couple of weeks ago - IT continues working to make sure systems are in place

D. TLO REPORT - TLO, DANIEL GONZÁLEZ

- Nothing to report on Taxpayer Side - No Complaints
- Total of 44 ARB members - no resignations - will be reviewing ARB procedures to submit to Comptroller - will be working on Onboarding processing for paperwork
- Waiting for Comptroller ARB training dates - reached out to TLO at Collin and Travis on qualifications within Background check - do not have any specific criteria for accepting ARB members - Mr. Gonzalez reached out to ARB attorney for guidance - he recommended that BOD created guidelines and those would be part of the BOD policies and procedures - reminder that ARB members are not employees of the District so the District cannot monitor them but the BOD can
- Alex Buck requested the HR "Code" from the District for what the District criteria is on a Background Check
- BOD discussed what the criteria would be for a Background check returned on ARB members

ITEM 7: CONSENT AGENDA

THE ITEMS ON THE CONSENT AGENDA ARE CONSIDERED SELF-EXPLANATORY BY THE BOARD AND WILL BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS UNLESS A BOARD MEMBER OR CITIZEN SO REQUEST.

A. APPROVAL OF MINUTES FROM THE PREVIOUS BOARD OF DIRECTORS MEETINGS

B. ACKNOWLEDGE RECEIPT OF VALUE CHANGES SEC. 25.25 (B) TAX CODE

C. ACKNOWLEDGE RECEIPT OF MONTHLY FINANCIAL STATEMENTS

Mike Hennefer moves to approve the amended consent agenda. Rick Guzman seconded. The motion passed and the vote was unanimous.

ITEM 8: DISCUSS, CONSIDER, APPOINTMENT ARB OFFICERS FOR 2026 TAX YEAR - DANIEL GONZALEZ, TLO

- No applications from ARB members - the current chair and current secretary expressed interest to continue their positions - James Strange and LaDora Holmes as chairman and secretary, respectively.

Angie Cox moves to approve the appointment of ARB Officers James Strange, Chairman and LaDora Holmes, Secretary. Rick Guzman seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: CONSIDER AND TAKE ACTION ON PENALTIES AND INTEREST FOR
OUTSTANDING FIRST QUARTER ALLOCATIONS

- Allocations mailed out on December 1
- After the report created on Monday - 71% of the report has been cleared with the mail
- Angie Cox - what does Kim attribute the lateness to - Holidays, physical mail challenges, changes in accounting systems, timing of council meetings, changes for some law offices/bookkeeping services, etc. more and more entities are going to the automatic processes

Angie Cox moves to waive the penalties and interest on outstanding first quarter allocations. Dawn Wayne seconded the motion. The motion passed and the vote was unanimous.

ITEM 10: ADJOURN TO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND
551.074 OF THE TEXAS GOVERNMENT CODE FOR THE FOLLOWING
PURPOSES: (AS NEEDED)

- A. DELIBERATION REGARDING REAL PROPERTY
- B. CONSULTATION WITH OUTSIDE COUNSEL ON ACTIVE LITIGATION

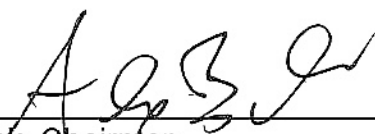
No need to adjourn to Executive Session

ITEM 11: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED
IN EXECUTIVE SESSION

ITEM 12: DISCUSS CALENDAR FOR 2026 AND FUTURE AGENDA ITEMS - NEXT
MEETING FEBRUARY 12, 2026

- Background Checks Discussions for ARB
- 2nd Thursday for the meetings with December exception - move to December 3rd.

ITEM 13: ADJOURN



Alex Buck, Chairman

ATTEST:



Rick Guzman, Secretary