



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

FEBRUARY 12, 2026

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Alex Buck convened the meeting at 3:11 pm.

BOARD MEMBERS PRESENT:

Alex Buck

Mike Hennefer

Angie Cox

Dawn Waye

Rick Guzman

BOARD MEMBERS ABSENT:

Charles Stafford

STAFF PRESENT:

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

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Mike Hennefer

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

ITEM 4: BOARD OF DIRECTORS OATH OF OFFICE [TEXAS CONSTITUTION, ARTICLE XVI, 1]

No need to administer the Oath of Office as no new Board members were present. All Board members present have been sworn in.

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.

The following individuals were present to speak to the current Board in reference to filling the open positions available on the Denton CAD Board of Directors.

- Jim Lawrence - nominee for Board Position Place 5
- John Lusk - nominee for Board Position Place 5
- Rich Olson - nominee for Board Position Place 5
- Wayla Luttrull - nominee for Board Position Place 2

ITEM 6: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - CHIEF APPRAISER, DON SPENCER

- PVS - preliminary findings have been received from the Comptroller - study is to ensure equitable funding for the ISD's across the state - assessing property value and property wealth - must be in a range of 95-105% - all findings for Denton County ISDs were found to be valid
- Don Spencer and Dawn Waye attended a Property Tax Education Town Hall meeting in Crossroads February 11, 2026 - spoke on our responsibilities and what we do and why we do it. Hosted by Commissioner Ryan Williams - positive environment for questions and information for entities
- Had a series of strategic planning meetings internally as we prepare for protest season with deadlines, notices, and plans for the coming months of hearings and protests
- TAAD Conference in 2 weeks - Feb 22-26 in Austin

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

- Currently in the fieldwork phase - will last until the end of February - appraisers are out picking up new construction, conducting rechecks, etc. - we are on target to be hands off on March 20 - many departments are already starting internal training sessions to prepare for hearings
- Will be transitioning and training for analysis phase so once appraisals go out in April - they will be as accurate as possible and prepared to defend that information
- Celebrates the work of Directors and departments for their work on the PVS

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

- HS Exemptions - January - 3116 received - 2822 processed - bulk come in from December-May
- HS Audit review will go out in Spring - HB requires the CAD to review those holding a HS exemption to be reviewed every 5 years to ensure they still qualify
- Most NAV's will go out on April 10
- Data entered and analyzed by March 20 to prepare for system shutdown

D. TLO REPORT - TLO, DANIEL GONZÁLEZ

- No complaints on Taxpayer side
- ARB - 41 total members - have had 3 resign recently - received 2 applications yesterday and will be brought at March meeting
- Creating a list of improvements for ARB training based on observations throughout the 2025 season.

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

Dawn Waye moves to approve the consent agenda. Rick Guzman seconded. The motion passed and the vote was unanimous.

ITEM 8: DISCUSS, CONSIDER, AND TAKE ACTION ON APPOINTMENT ON BOARD MEMBERS FOR VACANCIES OF PLACES 2 AND 5 OF DENTON CAD BOARD OF DIRECTORS IN ACCORDANCE WITH TPTS SEC. 6.03 (l) & 6.0301 (g)

- Alex Buck commends the quality of applicants received and the number interested in serving on the Board.
- Candidates considered for Place 5 - entity elected position - all candidates had to be submitted by an entity by resolution
 - Lawrence, James
 - Eutsler, Jared
 - Lusk, Jon
 - Hogan, Brad
 - Olson, Rich
 - Hughes, Lawrence
 - Villareal, Jordan
- Mike Hennefer moves to appoint James Lawrence for Place 5. Angie Cox seconds. The motion passed and the vote was unanimous.
- Mr. Lawrence will be sworn in at the March Board meeting.
- Candidates considered for Place 2 - a publicly elected position
 - Same candidates from above are considered as well as Jerry Fuller and Wayla Luttrell
 - Dawn Waye moves to appoint Rich Olsen for Place 2. Angie Cox seconds the motion.
 - Rick Guzman proposed that since Place 2 is a publicly elected position, the nominees eligible for consideration should not include entity nominees.
 - After some discussion among the Board the motion to appoint Rich Olson in Place 2 passes with approval from Dawn Waye, Alex Buck, and Angie Cox
 - Mike Hennefer and Rick Guzman denied approval of the motion.

ITEM 9: DISCUSS, CONSIDER AND TAKE ACTION ON APPOINTMENT OF ARB MEMBERS FOR 2026 TAX YEAR - DANIEL GONZALEZ, TLO

- One nominee for the Board to consider based on application - Patricia Feeger

Mike Hennefer moves to appoint Patricia Feeger to the Denton Appraisal Review Board. Angie Cox seconded the motion. The motion passed and the vote was unanimous.

ITEM 10: DISCUSS, CONSIDER AND POSSIBLE ACTION ON APPRAISAL REVIEW BOARD (ARB) APPLICATION, BACKGROUND INVESTIGATION AUTHORIZATION AND RELATED PROCESSES.

Minutes - Board of Directors Meeting of February 12, 2026

- Daniel Gonzalez made adjustments to the ARB application authorizing the Background Check to be conducted before applications are brought to the Board.

ITEM 11. 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
- C. OBTAIN CONFIDENTIAL LEGAL ADVICE FROM OUTSIDE COUNSEL ON ITEM 10

Adjourn to Executive Session at 4:09.

ITEM 12: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

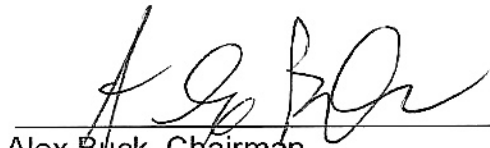
Reconvene at 4:41

Pursuant to the ARB Revised application - Angie Cox moves to approve the ARB application adjusted by Daniel Gonzalez to include a basic background check. Dawn Waye seconded the motion. The motion passed and the vote was unanimous.

ITEM 13: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING ON MARCH 12, 2026.

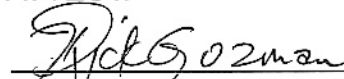
- Update on Strategic plan
- Requests for a Department a Month to come in and give a Report as to how they serve the District and County.

ITEM 14: ADJOURN



Alex Buck, Chairman

ATTEST:



Rick Guzman, Secretary