



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MARCH 12, 2026

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Alex Buck convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT:

Alex Buck	James Lawrence
Angie Cox	Rich Olson
Rick Guzman	Charles Stafford
Mike Hennefer	

BOARD MEMBERS ABSENT: Dawn Waye

STAFF PRESENT: Chris Littrell, Jeanne Ashlock, Kim Collins,
Daniel Gonzalez

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by James Lawrence.

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]

Oath of Office administered by Kim Collins to James Lawrence, Rich Olson and Charles Stafford.

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

- Begins by sharing Don Spencer's Chief Appraiser Report in his absence.

Minutes - Board of Directors Meeting of March 12, 2026

- DCAD has received the Strategic Plan Draft from IAAO. Staff is conducting an internal review to make sure the document aligns with operational vision, long-term goals, anticipated growth, etc.
- Goal to present the final report to the Board at the April meeting.
- Budget Preparation for 2027 - initial discussions are taking place - focusing on technology, personnel, and facility considerations
- Development timeline and priorities will be presented at April Board meeting
- Mike Hennefer asks when the Budget will be presented to the Board for approval - which typically happens in May or June
- Don Spencer will be presenting at the City of Carrollton and Denton Rotary where he will be explaining the property tax system, the role of the appraisal district and the protest process
- The district is currently receiving nominations for the vacancy of Place 4. Nominations will close March 30.
- The district continues to host classes for RPA certification and CE's through TAAO.
- November 2026 - Board position public elections will be held for Positions 1-3 in the coming election cycle.
- Don Spencer Attended Records Management Officer Training in Austin
- MAP Review from the Comptroller's Office has been postponed due to illness. Date TBA.
- Chris Littrell begins addressing the report he created and provided to the board and the adjustments that will be made to the stats in the upcoming months.

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

- Begins with a hand out of Important Dates for the coming protest season and highlights those that are most important
- February received 2928 homestead applications and processed 3804
- Alex Buck includes thoughts on TAAD convention including the new requirement about Board education as of January 2026.

C. TLO REPORT - TLO, DANIEL GONZÁLEZ

- No complaints received on the Taxpayer side
- ARB Update - 39 current members have had 6 resignations - 10 new and 29 returning
- Has talked with the ARB Chair on the comments received from the survey - suggested to bring in the ARB attorney to address some of the questions raised.
- ARB Hearing procedures have been revised and are being polished by the ARB chair. Once completed those will be provided to the ARB members for review and then to the Comptroller's Office and the DCAD BOD.

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

The board asked to pull Item C from the Consent agenda for further discussion.

Charles Stafford moves to approve the consent agenda without the December financials. Mike Hennefer seconded. The motion passed and the vote was unanimous.

Discussion about financials consisted of more specific questions on seasonal labor and legal expenses.

Angie Cox moves to approve the December monthly financial statement. Mike Hennefer seconded. The motion passed and the vote was unanimous.

ITEM 8: DISCUSS, CONSIDER AND TAKE ACTION ON APPOINTMENT OF ARB MEMBERS FOR 2026 TAX YEAR - DANIEL GONZALEZ, TLO

- Two nominees for the Board to consider based on application - Patricia Feeger and Robert McAuley
- All ARB members have been verified eligible to serve on the ARB.

Angie Cox moves to approve appointment of both ARB members subject to their background checks. Charles Stafford seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: 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 the Executive Session.

ITEM 10: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

No need to Reconvene as they did not Adjourn to Executive Session.

ITEM 11: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING ON APRIL 9, 2026.

- Board requested to have the strategic plan "draft" 3-4 days in advance.

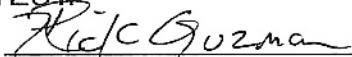
ITEM 12: ADJOURN

- Alex Buck adjourned the meeting at 3:55pm.



Alex Buck, Chairman

ATTEST:



Rick Guzman, Secretary