



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

DECEMBER 11, 2025

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Alex Buck convened the meeting at 3:03 pm.

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

BOARD MEMBERS ABSENT: Ann Pomykal

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

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: 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 4: 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.

Jerry Fuller here to introduce himself to potentially fill one of the open Board positions.

ITEM 5: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - CHIEF APPRAISER, DON SPENCER

- Noted the DCAD Christmas Luncheon and the 18 staff members who received service awards this year
- MAP Review - Prelim Documents have been submitted and Onsite Dates are March 2026.
- In the midst of PVS Study for School Districts - Confirming that data is accurate that will be submitted to state to start final phase

Minutes - Board of Directors Meeting of December 11, 2025

- Entity Appointments for Board Elections - currently have 85% of voting from entities casting votes for Places 4 and 7 currently held by Ann Pomykal and Mike Hennefer.
- TAAD Legislative Committee met this week specifically to walk through HB 9 which addresses the BPP exemption increase and create consistency among all Chief Appraisers
- Meetings next week with Justin Eimers with IAAO - will be starting the process to work with the team to develop a Strategic Plan for the District with a goal to have a plan by April 2026

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

- Handouts given to the Board members present
- Moving forward with permit inspections - ensuring each jurisdiction is accounted for accurately and appropriately
- Working through end of the year reviews - highlighting character and excellence
- Angie Cox requested the reports Chris Littrell provided be sent with the Board Documents so the Board has time to review

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

- As of November - DCAD received 1800 HS Applications - 2596 were processed in November
- Wrapping up end of year items/preparing mailings to go out - including a mailout to all of those eligible for homesteads reminding them of eligibility
- E&A fields multiple repetitive questions daily which is very time consuming and takes away from processing applications
- In discussions with Just Appraised to help roll out a new AI system to help with application processing
- Board requested to continue to hear the monthly reports on exemptions

D. TLO REPORT - TLO, DANIEL GONZÁLEZ

- Provided a packet of information to the Board of Directors
- No complaints in November/December on Taxpayer Complaints
- 69 official complaints in 2025 - mostly focused on ARB and Exemptions Processing which have lessened as the exemptions have been processed faster
- ARB Update - currently at 41 members for 2026
- Sent out ARB survey to members and have received feedback which has been insightful
- Researched Background checks to be conducted on ARB members - cost ranges for \$30-\$100 - provided some research to board
- Currently of CADs of equal size - Only Collin CAD and Travis CAD do Background checks
- Collin CAD offers an informational session for ARB member applicants before Comptroller Training and that expense is incurred by Collin CAD.
- Board would like to see what criteria Collin CAD and Travis CAD have for any disqualification

E. BOARD OF DIRECTORS ANNUAL ATTENDANCE REPORT - MISTY BAPTISTE

- At the request of the Board - provided a Board of Directors attendance report for the 2025 year.

ITEM 6: 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

Remove Value Changes as none to report.

Charles Stafford moves to approve the amended consent agenda. Dawn Waye seconded. The motion passed and the vote was unanimous.

ITEM 7: DISCUSS RECENT BOARD MEMBER RESIGNATIONS AND STATUTORY PROCESS FOR FILLING VACANCIES (TPTC 6.0301 (f) & (g))

- Lisa McEntire (publicly elected) and Rob Altman (entity appointment) have both resigned from the Denton CAD Board effective immediately.
- To fill Mr. Altman's position - Mr. Spencer will notify the entities letting them know of the vacancy and asking them for nominations - entities have 45 days - those nominations will be presented to the Board and the Board will vote from those nominations - will be an action item during the February meeting
- To fill Ms. McEntire's positions - Board must appoint and that appointment will complete the remaining term
- Board discussed deferring until February to appoint both positions based on pool presented by entities

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

- 3 applications submitted to the Board for consideration and approval

Angie Cox moves to approve the appointment of ARB Members presented. Rick Guzman seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: CONSIDER, DISCUSS AND APPROVE CHIEF APPRAISER APPOINTMENTS TO AG ADVISORY BOARD

- Richard Duncan made presentation to the BOD
- 4 members of 5 on the AG Advisory board are due for reappointment - terms expire at end of 2025
- DCAD would like to reappoint all 4 of those members for another 2 year term - Mr. Eddie Baggs, Mr. David Fuller, Ms. Daphne Zollinger, and Mr. Tom Rainey.

Mike Hennefer moves to approve the appointment of the Ag Advisory Board members presented for another 2 year term. Rick Guzman seconded the motion. The motion passed and the vote was unanimous.

ITEM 10: CONSIDER, DISCUSS AND APPROVE CHANGES TO AG POLICY AND PROCEDURES

- Richard Duncan provided a change to the policy due to recent legislative changes to request an addition to the policy guidelines supported by the AG advisory Board requested at their November 2025 meeting.
- Mike Hennefer requests to add the phrase "or less" to the policy changes

Mike Hennefer moves to approve the changes to the Ag policy and procedures with the adjusted verbiage. Charles Stafford seconded. The motion passed and the vote was unanimous.

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. DISCUSS PERSONNEL MATTERS - TLO EVALUATION
- B. DELIBERATION REGARDING REAL PROPERTY
- C. CONSULTATION WITH OUTSIDE COUNSEL ON ACTIVE LITIGATION

Adjourn at 4:06

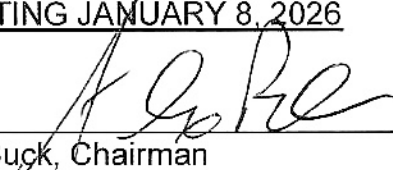
ITEM 12: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

Reconvene at 4:19

Conducted Review of TLO, Daniel Gonzales - exemplary across the board - continue to conduct duties as outlined on performance review.

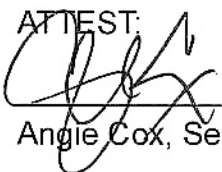
ITEM 13: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING JANUARY 8, 2026

ITEM 14: ADJOURN



Alex Buck, Chairman

ATTEST:



Angie Cox, Secretary