

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
November 12th, 2025

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, November 12, 2025, beginning at 3:30 p.m. in the offices of the Bastrop Central Appraisal District, 212 Jackson Street, Bastrop, Texas, with the following members and guests present, constituting a quorum:

David Redd, Chairperson	Jeannie Ralph, Member
Sandra Archer, Member	Ellen Owens, Tax Assessor-Collector
Paul Johnson, Member	Faun Cullens, CEO, Chief Appraiser
John Sabol, Member	Kirk Sweeny, Attorney

Board of Director members absent from meeting: David Glass, Michelle Gaertner and Justin Bezner

- I. Chairman David Redd called the meeting to order at 3:30 p.m. with a quorum present.
- II. The first item was the Pledge of Allegiance. Prayer was led by Mr. Redd.
- III. Next item on the agenda was Public Comment. No public comment.
- IV. Next item on the agenda was Appraisal Review Board Candidate Interviews.
 - a. Martha Harris
 - b. Dale Kessel
 - c. Mary Moddy not present.
 - d. Nancy Wood
- V. Next item on the agenda was Consideration/Discussion and Possible Action to appoint ARB Members to fill four positions:
 - a. Two-Year Term – January 1, 2026, to December 31, 2027. Mrs. Ralph motioned to appoint Martha Harris to a Two-Year Term – January 1, 2026, to December 31, 2027. Mr. Sabol seconded the motion. Motion carried with the majority of elected members casting yes votes.

Elected Member - Paul Johnson – YES	David Redd - YES
Elected Member - John Sabol – YES	Jeannie Ralph - YES
Sandra Archer – YES	Ellen Owens - YES

Minutes – Board of Directors
November 12, 2025

- b. Two-Year Term – January 1, 2026, to December 31, 2027. Mrs. Owens motioned to appoint Dale Kessel to a Two-Year Term – January 1, 2026, to December 31, 2027. Mrs. Archer seconded the motion. Votes by elected members were split.

Elected Member - Paul Johnson – NO	David Redd - YES
Elected Member - John Sabol – YES	Jeannie Ralph - YES
Sandra Archer – YES	Ellen Owens – YES

Mrs. Owens motioned to table the appointment until the next meeting, when all elected members are present. Mr. Sabol seconded the motion. Mr. Johnson opposed the motion. Motion carried.

- c. Two-Year Term – January 1, 2026 to December 31, 2027. Mrs. Ralph motioned to appoint Mary Moody to a Two-Year Term – January 1, 2026 to December 31, 2027. Mr. Sabol seconded the motion. Motion carried with the majority of elected members casting yes votes.

Elected Member - Paul Johnson – YES	David Redd - YES
Elected Member - John Sabol – YES	Jeannie Ralph - YES
Sandra Archer – YES	Ellen Owens – YES

- d. Two-Year Term – January 1, 2026 to December 31, 2027. Mrs. Owens motioned to appoint Nancy Wood to a Two-Year Term – January 1, 2026 to December 31, 2027. Mr. Sabol seconded the motion. Motion carried with the majority of elected members casting yes votes.

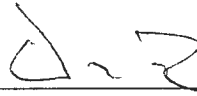
Elected Member - Paul Johnson – YES	David Redd - YES
Elected Member - John Sabol – YES	Jeannie Ralph - YES
Sandra Archer – YES	Ellen Owens – YES

VI. Consideration/Discussion and Possible Action to appoint ARB Officers

- a. Chairperson. Mrs. Owens motioned to cease nominations and appoint Tery Morris as Chairperson to the Appraisal Review Board. Mr. Sabol seconded the motion. Motion carried.
- b. Secretary. Mrs. Owens motioned to cease nominations and appoint Mary Moody as Secretary to the Appraisal Review Board. Mrs. Ralph seconded the motion. Motion carried.

Minutes – Board of Directors
November 12, 2025

- VII. Next item on the agenda was Consideration/Discussion and Possible Action to extend contractual services for Annual Financial Audit with Rolloff, Hnatek & Co. Mr. Johnson motioned to request letter of engagement for services for the 2025-2026 Annual Financial Audit for review and consideration. Mrs. Owens seconded the motion. Motion carried.
- VIII. Consideration/Discussion and Possible Action on Request for Qualifications for Real Estate Professional. Mrs. Ralph motioned to begin negotiations with Jennifer Long with REMAX and an interview with a proposed contract. Mr. Johnson seconded the motion. Motion carried.
- IX. Next item on the agenda was Executive Session: Pursuant to the Provisions of Sec 551.071-551.076 of the Texas Government Code, the Board may consider beginning at 4:24 PM:
- a. 551.074 Personnel Matters: Closed Meeting – Chief Appraiser’s Performance Review
- X. Regular meeting back in session at 5:59 PM
- XI. Consideration/Discussion and Possible Action on Items Discussed in Executive Session. Mrs. Owens motioned that, based on her intimate workings with the Chief Appraiser Faun Cullens and the continued relationship they have, they give her ratings of all 5 in knowledge, work quality, attendance and punctuality, productivity, communication, listening skills, and dependability. Mr. Sabol seconded the motion. Mr. Johnson opposed the motion. Motion carried.
- XII. The next item on the agenda was consideration/discussion and possible action on Next Regular BOD Meeting Date.
- a. Mrs. Owens motioned for next regular BOD meeting to be on December 18th, 2025. Mr. Johnson seconded the motion. Motion carried.
- XIII. There being no further business, Mrs. Ralph motioned to adjourn at 6:07 PM. Mrs. Owens seconded the motion. Motion carried.



David Redd, Chairperson



John Sabol, Vice Chair
in the absence of the Secretary