

December 18, 2025

**1. Call to Order and Determination of Quorum**

*The Bosque Central Appraisal District (BCAD) Board of Directors (BOD) met in open session at 9293 Highway 6, Meridian, Texas. The meeting was called to order at 5:00 p.m. by Chairperson Sidney Carlisle.*

**Members Present:** *Ms. Sidney Carlisle, Mr. Michael Myers, Ms. Arlene Swiney, Mr. Joe Winters, Mr. Tom Nichols and Mr. Kyle Williams*

**Members Absent:** *None*

**Others Present:** *Mr. Justin Neuman and Mr. Chris Moser (BCAD) Mr. Zachary Godin (PB &H) Ms. Amanda Schwertner (MVBA)*

**2. Audience with Individuals or Committees Making a Report, Request or Comment and Consider Complaints**

*Sandy and Dave Raushenberger commented on CAD operations and delaying action on Chief Appraisers compensation.*

**3. CONSENT AGENDA –** These items may be acted upon by one motion. No separate discussion or vote on any of the items will be had unless requested by a Board member.

- a. Approval of BOD Meeting Minutes for August 21, 2025
- b. Review and Approve Supplemental Records
- c. Third quarter 2025 Financial Reports
- d. Discussion and Approval of 2025 Budget amendment line-item and/or line category Transfers if needed to balance over/under surplus

*A motion to approve all items under consent agenda was made by Mr. Winters and seconded by Mr. Nichols. The motion carried with all in favor, as follows: Carlisle-yes/ Williams- yes/ Winters- yes/ Myers- yes/ Nichols- yes*

**4. Discussion of receipt of 2024 School District Property Value Study Invalid Findings**

*An informative statute Letter from the State Comptroller was read to inform the board of the receipt of the 2024 School District Property Value Study Audit notifying appraisal values to be slightly high in Koppert and Iredell school districts. Chief appraiser Moser assured the board that the findings did not invalidate the local values for school funding purposes and were accepted by the state comptroller.*

**5. Advise and Consent on possible Ag Advisory Board Member Candidates**

*The Board discussed and advised on possible two or three new AG member candidates.*

**6. Presentation of 2024 Financial Audit by Pattillo, Brown & Hill, LLP**

*Zachary Godin with Pattillo, Brown & Hill, LLP presented the 2024 Financial Audit to the board. Mr. Godin stated the audit was free from material misstatements, the highest level of assurance they can give. The report did not identify any material weaknesses or significant deficiencies in internal controls during the audit. It also states that our testing disposed no instances of noncompliance for other matters to be reported under government standards. They had no disagreements with management regarding accounting principles or reporting and wanted to thank the staff for their assistance during the audit.*

**7. Discussion and Approval of the 2024 Financial Audit**

*A motion to approve the 2024 Financial Audit from Pattillo, Brown & Hill, L.L.P. was made by Mr. Winters and seconded by Mr. Myers. The motion carried with all in favor, as follows: Carlisle-yes/ Williams- yes/ Winters- yes/ Myers- yes / Nichols- yes*

**8. Discussion and Approval of TrueProdigy Contract**

*After discussing the necessity of replacing the old Mars software and how the new software would improve efficiency, reduce data entry, and replace the district's current website with a more reliable platform for public use a motion to approve the contract with TrueProdigy, authorizing a \$287,000 conversion to the new appraisal software was made by Ms. Carlisle and seconded by Mr. Winters. The motion carried with all in favor, as follows: Carlisle-yes/ Williams- yes/ Winters- yes/ Myers- yes / Nichols- yes*

**9. Discussion and Approval of updated Personnel Manual with Big Beautiful Bill and other law changes**

*Tabled*

**10. Discussion and Approval of refunding excess funds from the 2025 fiscal year, (6.06(j))**

*A motion to approve refunding any excess funds from the 2025 fiscal year was made by Mr. Winters and seconded by Mr. Myers. The motion carried with all in favor, as follows: Carlisle-yes/ Williams- yes/ Winters- yes/ Myers- yes / Nichols- yes*

**Executive Session Pursuant to Texas Government Code 551.071 – Consultation with Attorney; Section 551.072 – Deliberation Regarding Real Property; Section 551.074 – Personnel Matters**

**A Meeting was called into Executive Session at 5:20 p.m.**

**RETURN TO OPEN SESSION – 5:35 p.m.**

**11. BOD Evaluation of Chief Appraiser**

*Annual Board Evaluation was given to Chief Appraiser*

**12. Discussion and Approval of Chief Appraiser Compensation**

*A motion to approve the Chief Appraiser's raise of 2,500 was made by Mr. Nichols and seconded by Mr. Winters. The motion carried as follows: Carlisle-yes/ Williams- no/ Winters- yes/ Myers- yes / Nichols- yes*

**13. Chief Appraiser Report**

- Arbitrations & Litigations – fewer arbitrations this year and no lawsuits filed
- Appraisals - appraisals are ahead of schedule
- MAPS Audit – audit is complete, we are getting all of the questions, compliance, and processes correct except for the Tax/Assessor not completing the Open Meetings Act Training and Public Information Act Basic Training required for all Appraisal District Board of Directors.

**14. Discuss Future Agenda Items –**

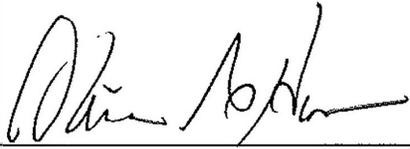
*None*

**15. Discuss and Set Date and Time of Next Meeting –** *The next meeting time will be done by new board*

**16. Adjournment –** *A motion to adjourn was made at 5:38 p.m. by Mr. Winters and seconded by Mr. Myers. Motion carried with all in favor.*

---

Minutes are transcribed from notes taken by Tom Nichols and Justin Neuman with  recording.  
Respectfully submitted by Michele DeLeon: Michele DeLeon



Acting Chairperson



Acting Secretary



Date of Approval