

San Saba Central Appraisal District

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Trish Turner, RPA, RTA, CCA,CTA
Chief Appraiser

**Board of Directors**

Marcus Amthor
Ann Brownlee
Ray Clark
James Lebow
Jake Lackey

NOTICE OF A REGULAR BOARD MEETING OF THE SAN SABA CENTRAL APPRAISAL DISTRICT

PURSUANT TO TEXAS OPEN MEETINGS ACT, Chapter 551, Government Code, notice is hereby given that the San Saba Central Appraisal District will hold a regular board meeting on Wednesday, September 24, 2025 at 8:00 am, at the Appraisal District office. The notice of this meeting was posted in compliance with this Act in the San Saba County Courthouse and San Saba Central Appraisal District.

PURSUANT TO TEXAS OPEN MEETING ACT, Government Code, Chapter 551, Subchapters D and E and TEXAS GOVERNMENT CODE, Section 418.183(f), the Board may enter a closed or executive session for discussion of any item on the agenda. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in an open meeting.

The subjects to be discussed or considered upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on this meeting notice.

AGENDA

- 1. CALL TO ORDER**
- 2. CALL OF ROLL/DECLARATION OF QUORUM**
- 3. INVOCATION**
- 4. PLEDGES OF ALLEGIANCE**
- 5. HEAR FROM THOSE DESIRING TO APPEAR BEFORE THE BOARD**
- 6. 2024 FINANCIAL AUDIT**
- 7. FRANK PEARCE-CITY OF RICHLAND SPRINGS**
- 8. MINUTES OF MAY 28, 2025 BOARD MEETING**
- 9. 2025 APRIL, MAY, JUNE, JULY, AUGUST FINANCIAL REPORTS**
- 10. APPROVE LINE-ITEM ADJUSTMENTS**
- 11. QUARTERLY CHANGE REPORTS**
- 12. PERSONNEL REPORT**
- 13. CHIEF APPRAISER REPORT**
 - LINEBARGER HOMESTEAD EXEMPTION ANALYSIS**
 - TAXES COLLECTED**
 - TAX STATEMENTS 2025**

POSTED

SEP 18 2025

2025 FLOOD APPRIASALS
MISCELANEOUS DISCUSSION
14.ADJOURN

SAN SABA CENTRAL APPRAISAL DISTRICT

Minutes of a regular board meeting for the San Saba Central Appraisal District that was held on Wednesday, September 24, 2025, at 8:00 a.m. at the Appraisal District office.

The directors of the San Saba Central Appraisal District met for a regular meeting, Wednesday, September 24, 2025, at 8:00 a.m. at the Appraisal District office.

Public notice of this meeting has been given as required by law to Christi Whitley, County Clerk, San Saba, Texas, and a copy of such notice is appended to the minutes of this meeting.

James Lebow, Chairman, called the meeting to order at 8:00 a.m. Board members Marcus Amthor, Ray Clark and Jake Lackey were present. Absent was Anne Brownlee. Also present were Chief Appraiser-Trish Turner, Appraisal District staff, Colleen Womack, members of the community, Michelle Williamson, Herb Williamson and J. Frank Pearce.

Marcus Amthor gave the invocation and led the board in the pledges of allegiance.

James Lebow, Chairman, opened the floor to those desiring to appear before the board. Michelle Williamson spoke to the board members about the market value of land for those who did not protest.

Kevin Shahan, CPA, gave the 2024 financial audit report and answered questions from the board. Kevin said everything is in good standing with the Appraisal District. The audit shows a \$995.00 payment is due from the entities. Ray Clark moved to approve the audit report and to hold off on receiving the \$995.00 payment, seconded by Marcus Amthor. Motion passed unanimously.

Frank Pearce, Mayor of Richland Springs, spoke about becoming a non-voting member of the Board of Directors to represent the City of Richland Springs. Trish explained the voting entitlement process to the board and will investigate the requirements for a non-voting member.

Jake Lackey moved to approve the minutes of the May 28, 2025 board meeting as read, seconded by Marcus Amthor. Motion passed unanimously.

Marcus Amthor moved to approve April, May, June, July and August 2025 financial reports as presented, seconded by Jake Lackey. Motion passed unanimously.

Marcus Amthor moved to approve the line-item adjustments, seconded by Jake Lackey. Motion passed unanimously.

Trish presented the board with the quarterly change report. Jake Lackey moved to approve the quarterly change report as is, seconded by Ray Clark. The report was signed by James Lebow.

Trish Turner presented the Personnel report.

- 1) Maria Franco is continuing her education classes and will be ready to take her Level 3 test this year.
- 2) Elsa Zepeda took her first two classes and will continue with her education classes.

3) Maria, Elsa and Trish were all chosen to receive a scholarship from TAAO of \$750 each to help with the educational expenses. Maria and Elsa received the Walter Stoneham Scholarship and Trish received the Toni Trumbull Scholarship. These scholarships will help the CAD reduce the expenses for educational classes, hotels or conferences.

Chief Appraiser report:

- 1) Trish gave an update on the Linebarger Homestead Exemption Analysis Project. Linebarger has examined 1,116 accounts with homestead exemptions.
- 2) The taxes collected as of 9-23-25 is 98.64%.
- 3) The 2025 Tax Statements will be mailed out on October 3, 2025.
- 4) Trish discussed the Temporary Exemption Property Damaged by Disaster applications. There have only been 36 applications received, and the deadline is October 20.
- 5) The San Saba Appraisal District passed the Property Value Study for all ISD's. The property tax percentage value for San Saba is 96%, for Richland Springs is 1.0243% and for Cherokee is 94.95%.
- 6) Trish discussed the numerous sales letters received for the sale of property in the Hill Top subdivision.
- 7) Kolter with P&A will start appraising Cherokee ISD around November 3. P&A is working on setting the mapping assignment groups for Cherokee ISD.
- 8) Trish and Colleen will be attending the Public Funds Investment training at the Dallas Appraisal District on October 1st and 2nd.
- 9) Trish will be attending the Tax Professional Institute for Chief Appraisers in Austin on October 6-10.

There being no further business, the meeting adjourned at 9:53 a.m.

Approved this _____ day of _____ 2025.

James Lebow, Chairman
San Saba Central Appraisal District

ATTEST:

Ray Clark, Secretary
San Saba Central Appraisal District