



NOLAN CENTRAL APPRAISAL DISTRICT MINUTES OF BOD REGULAR MEETING OF THE August 18, 2026 – 5:00 P.M. 208 Elm Street, Sweetwater, Texas

A called meeting of the Board of Directors of the Central Appraisal District of Nolan County was held August 18, 2026, at 5:00 p.m., Board Room, Nolan Central Appraisal District, 208 Elm St., Sweetwater, Texas. Dennis Cumbie, called the meeting to order, announced a quorum present and the meeting duly called.

DIRECTORS PRESENT

Dennis Cumbie, Duane Hyde, Gordon Nemir, Domingo Castillo, & Andy Greenwood

OTHERS PRESENT

Paula Kisinger - Chief Appraiser, Tonya Couch – ARB Coordinator, & Lauren Saldivar – CFO/RTA

PUBLIC COMMENTS:

No public comments

5:00 p.m. Public Hearing for the adoption of the 2027 Nolan CAD Budget

5:15 p.m. Public Hearing for the adoption of the 2027 – 2028 NCAD Reappraisal Plan

MINUTES:

Approve minutes from July 21, 2026.

Motion: Approve minutes from July 21, 2026

Motion By: Gordon Nemir

Second By: Duane Hyde

Vote: 5 – 0 Passed

ACTION ITEMS:

a. Consider financial statements for July 2026.

The Nolan CAD Board of Directors reviewed the financial statements for June and monthly expenditures.

Motion: To approve July 2026 financial statements as presented.

Motion By: Andy Greenwood

Second By: Gordon Nemir

Vote: 5 – 0 Passed

b. Discuss, consider, & take possible action to approve the NCAD 2025 Financial Audit presented by Richard A. Bowman CPA.

The Board received a presentation on the annual financial audit. The auditor reviewed the audit process, financial statements, internal controls, and overall financial reporting of the CAD. The audit was completed in accordance with applicable auditing standards, and the auditor discussed the results and findings with the Board.

Motion: To approve the NCAD 2025 Financial Audit as presented by Richard A. Bowman CPA
Motion By: Domingo Castillo
Second By: Andy Greenwood
Vote: 5 – 0 Passed

c. Discuss, consider, & take possible action to approve the 2027 Nolan CAD Budget.

Motion: To approve the 2027 Nolan CAD Budget
Motion By: Domingo Castillo
Second By: Gordon Nemir
Vote: 5 – 0 Passed

d. Discuss, consider, & take possible action to adopt the 2027-2028 NCAD Reappraisal Plan.

The Chief Appraiser presented the 2027–2028 NCAD Reappraisal Plan and explained that the reappraisal schedule had been restructured from previous years. Under the revised plan, the south half of the county will be reappraised in 2027, the north half of the county in 2028, and properties within the city limits of Sweetwater and Roscoe in 2029.

Motion: To adopt by resolution the 2027-2028 NCAD Reappraisal Plan
Motion By: Domingo Castillo
Second By: Gordon Nemir
Vote: 5 – 0 Passed

e. Discuss, consider, & take possible action to rescind the previously approved Board Resolution providing for the appointment of members to the BOD in lieu of the election method.

Motion: To rescind previously approved Board Resolution for appointment in lieu of election
Motion By: Duane Hyde
Second By: Domingo Castillo
Vote: 5 – 0 Passed

f. Any other policies, procedures, information reports, and personnel matters.

Motion: To approve updated Public Relations Plan
Motion By: Domingo Castillo
Second By: Duane Hyde
Vote: 5 – 0 Passed

Motion: To approve the disposal and shredding of 56 boxes of records that have met the required retention period, in accordance with the CAD's records retention schedule.

Motion By: Duane Hyde
Second By: Andy Greenwood
Vote: 5 – 0 Passed

INFORMATION ITEMS:**a. Administration**

The new hire, Shelly Bryant, began employment on August 3 and has been doing an excellent job. She has integrated well with the existing staff and consistently demonstrates a positive attitude and willingness to stay productive. As this is currently a slower period in the office, staff are taking the opportunity to clean and organize the back storage area, including shredding outdated documents in accordance with retention requirements. A dumpster was also rented to dispose of broken and unusable furniture and equipment that has no resale value. These efforts will help improve organization, maximize available storage space, and maintain a cleaner, more efficient work environment.

b. Collections

The Collections Department continues to stay focused on collection efforts and following up on delinquent accounts. We are currently filing approximately 10 or more tax suits each week. Our next Sheriff Sale is scheduled for September 1. We anticipate holding Sheriff Sales more frequently, approximately every three months, as we continue to identify and review older judgments and tax suits that were previously filed but were not moved forward or followed through to completion.

c. Appraisal

The Appraisal Department is preparing to begin property appraisals at the end of September in accordance with the 2027–2028 Reappraisal Plan. This appraisal cycle will focus primarily on properties located in the southern half of the county. Staff will continue preparing for fieldwork and ensuring the appraisal process is carried out efficiently and in accordance with the established reappraisal schedule.

d. Directors Comments

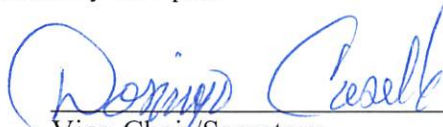
No Directors Comments was presented.

ADJOURN:

Domingo Castillo moved to adjourn at approximately 6:34 p.m.



Chairman



Vice-Chair/Secretary