

Minutes of Regular Called Meeting, May 7, 2025
Board of Directors
Waller County Appraisal District

A regular meeting of the Waller County Appraisal District Board of Directors was held in the boardroom of the Waller County Appraisal District at 9:00 a.m. on Wednesday, May 7, 2025, with the following members present: Mr. Tim Junek, Mr. Rick Welch, Ms. Jaime Davis, Mr. Raul Villarreal, and Ms. Carolyn Miedke.

Members absent: Ms. Brenda Nicholas

Also present: Becky Gurrola, Chief Appraiser
Lori Dehmer, Administrative Assistant/Recording Secretary
Joe McCown, Deputy Chief Appraiser
Kelly Kasper, Edmonds Insurance Agency
Taylor Boeker, Seidel Schroeder

Chief Appraiser, Becky Gurrola, certified the provisions of section 551.001 of the Texas Government Code had been complied with in connection with the public notice of the meeting.

The meeting was called to order by Mr. Tim Junek at 9:03 a.m. Mr. Junek opened the meeting in prayer.

BOARD OF
DIRECTORS
OATH OF OFFICE

Chief Appraiser, Ms. Becky Gurrola, swore in Mr. Raul Villarreal to the Board of Directors.

MINUTES

A motion was made and seconded to approve the minutes of the regular meeting of April 9, 2025.

MOTION: Ms. Jaime Davis
SECOND: Ms. Carolyn Miedke
VOTE: Unanimous

PUBLIC OFFICIAL
LIABILITY
INSURANCE

Kelly Kasper from Edmonds Insurance presented a quote to renew the public official liability insurance for another year. ACE American Insurance Company quoted a renewal cost of \$9,087.00. Ms. Kasper informed the board that no other insurance companies submitted quotes.

A motion was made and seconded to renew the public official liability insurance with Ace American Insurance Company.

MOTION: Mr. Rick Welch
SECOND: Ms. Carolyn Miedke
VOTE: Unanimous

FINANCIAL
AUDIT

Ms. Taylor Boeker with Seidel Schroeder presented the 2024 financial audit to the Board. She answered all questions presented by the Board.

A motion was made and seconded to approve the 2024 financial audit.

MOTION: Ms. Jaime Davis
SECOND: Mr. Rick Welch
VOTE: Unanimous

DISBURSEMENT
OF UNSPEND
FUNDS FROM
2024 BUDGET

The 2024 financial audit reported \$24,331.00 of unspent funds from the 2024 budget.

A motion was made and seconded to refund \$24,331.00 proportionally to the taxing entities that funded the 2024 budget.

MOTION: Mr. Rick Welch
SECOND: Ms. Jaime Davis
VOTE: Unanimous

FUTURE
LOCATION

Mr. Tim Junek, Chairman, Ms. Becky Gurrola, Chief Appraiser, and Mr. Joe McCown, Deputy Chief Appraiser, visited the proposed location again and met with Collier Construction at the site. Collier Construction has agreed to present the Board an estimate for finishing out the interior of the building to meet the needs of the District. Ms. Gurrola reported that the building is approximately 16,000 square feet. She was able to acquire the original floor plans of the building.

The Board discussed the next steps to take to move forward with the possible purchase of the property. Ms. Gurrola agreed to contact The Chapman Firm for information on what is needed to move forward with the purchase of the property.

LITIGATION

Ms. Becky Gurrola, the District's Chief Appraiser, informed the Board that the Xenos Yuen trial has been postponed for six months. She will participate in a court-ordered mediation on Friday.

APPRAISAL
EFFORT

Ms. Gurrola reported to the Board that approximately 35,000 Notices of Appraised Value have been sent out. The District is working hard to process all the Ag and Homestead exemption applications that have been filed.

There are currently 17 pending subdivisions coming from commissioner’s court.

SECTION 25.25
CORRECTIONS

Mr. Tim Junek acknowledged that the 25.25 (b) corrections were presented to the Board.

NEXT MEETING

The next regular meeting is scheduled for August 13, 2025.

A motion was made and seconded to close the meeting.

MOTION: Mr. Tim Junek
SECOND: Ms. Jaime Davis
VOTE: Unanimous

There being no further business, the meeting was adjourned at 10:24 a.m.

Date:

Chairman, Board of Directors

Secretary, Board of Directors