

MINUTES

REGULAR BOARD OF DIRECTORS MEETING
HIDALGO COUNTY APPRAISAL DISTRICT
4405 South Professional Drive

Edinburg, Texas 78540

May 14, 2008

BOARD MEMBERS PRESENT: Richard A. Garza, Chairman
Arturo E Guerra, Vice-Chairman
Amador Requenez, Secretary
David Hernandez, Board Member
Rudy Elizondo, Board Member
Armando Barrera, Jr., Non-Voting Member

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Rolando Garza, RPA, Chief Appraiser
Guadalupe Navarro, RPA, Asst. Chief Appraiser
Patricia M. Aguirre, Executive Secretary
Richard S. Talbert, HCAD Attorney
Lydia Elizondo, Finance/Personnel Director

NOTICE had been posted that on the 14th day of May 2008, the Hidalgo County Appraisal District Board of Directors would hold a Regular Board of Directors meeting at 3:00 p.m. at 4405 S. Professional Drive, Edinburg, Texas, to consider the below items:

ITEM 1. DECLARATION OF QUORUM AND CALL TO ORDER - Mr. Richard Garza, Chairman of the Board determined a quorum was present and called the meeting to order at 3:28 p.m.

ITEM 2. APPROVAL OF MINUTES OF MEETING HELD APRIL 9, 2008 - A motion was made by Mr. Hernandez and seconded by Mr. Requenez to approve the minutes of the meeting held April 9, 2008. Motioned passed unanimously.

ITEM 3. PUBLIC COMMENTS ON APPRAISAL DISTRICT AND APPRAISAL REVIEW BOARD POLICIES AND PROCEDURES - No taxpayers were present for public comments.

ITEM 4. REPORT FROM LIAISON OFFICER - Ms. Lydia Elizondo, HCAD's Liaison Officer reported no activities.

ITEM 5. ACCOUNTING & FINANCE REPORTS - Ms. Lydia Elizondo, Personnel & Finance Director -

a. Accounts Receivable -

Mrs. Lydia Elizondo informed the Board the City of Palmview is the only entity that continues to remain delinquent with their 4th quarter assessment fee for 2007.

Mrs. Elizondo continued to inform the Board that that following entities remain delinquent with their 2008 quarterly assessment fees:

1st Quarter

EMS #3
City of Palmview
City of Progreso
La Joya ISD

2nd Quarter

EMS #3
County of Hidalgo
City of Edinburg (Paid since day of report)
City of Elsa
City of Palmview
City of Progreso
Donna ISD
La Joya ISD
La Villa ISD

Mrs. Elizondo further stated Mr. Anthony Flores HCAD's, Accountant had mailed letters with calculations of the accrued penalties and interest to all entities who remained delinquent.

b. Balance Sheet -

Mrs. Elizondo explained the report in detail. After the Board reviewed the report, no further discussion was held.

c. Budget Report -

Mrs. Elizondo explained the report in detail to the Board.

Mr. Garza Chairman of the Board requested additional information under Line Item 8.03, Other, Consulting Fees. Mrs. Elizondo explained that this was for the Consulting Services provided by Attorney, Dan Stern relating to Implementation of the Drug and Alcohol Policies.

After further review the report, no discussion was held.

d. Disbursements -

The Board was provided with a list of disbursements for the month of April. Mrs. Elizondo informed the Board that she would answer any questions regarding the list of disbursements.

Mr. Garza, Chairman of the Board requested additional information on check #12879 payable to RAYCAL Air Conditioning, Inc. in the amount of \$15,000.00. Mr. Garza, Chief Appraiser explained that the expense was to cover the cost to reroute the air conditioning line.

Mr. Garza also requested additional information on check #12907 payable to NTC Drug Testing Services, Inc. in the amount of \$635.00. Mr. Garza explained this was the company, which was selected to screen new employees hired by HCAD for drug or alcohol use.

After further review of the list of disbursement report, no discussion was held.

e. Collection Summary Report For Unrendered Personal Property -

Mrs. Elizondo explained the Collection Summary Report in detail to the Board.

Mrs. Elizondo's report reflected the following amounts collected for the month of April:

Interest for the Month	\$ 177.65
HCAD 5% Penalties From Entities	
County of Hidalgo	\$29,287.49
City of Pharr	\$ 435.30
Total for month of April	\$29,722.79
Total Year-To-Date (HCAD Penalties 5%)	\$31,109.07

ITEM 6. CHIEF APPRAISER'S REPORT -

a. Meeting with Representative Flores held on April 14, 2008 relating to House Bill 1620 -

Mr. Garza informed the Board that he had attended a meeting with along with Mr. Armando Barrera. The purpose of the meeting was to provide a more through explanation on the procedures followed to transfer the title of a mobile home.

b. (1) Quorum Report - Local Ways and Means Wrestles with Appraisal Boards -

Mr. Garza informed the Board he was providing information for the Board to review relating to changes in how appraisal districts Board of Directors are selected.

b. (2) Quorum Report – Local Ways and Means Grapples with Appraisals as speaker appoints select committee - Mr. Garza informed the Board he was providing information for the Board to review relating to current changes to the property tax appraisal system.

c. Copy of Hidalgo County Appraisal District Recommendations and Appraisal Standards Review Implementation Status Report to Comptroller's Office -

Mr. Garza informed the Board in June 2005 Hidalgo County Appraisal District submitted a Reappraisal Plan approved by the Board of Directors to the Comptrollers Office. Mr. Garza continued to say he was not aware that the Re-Appraisal Plan submitted had not met specifications as required by the Comptrollers Office.

Mr. Garza provided the Board with copies of his responses to the Appraisal Standards Review conducted by the State Comptroller's Office in June 2005. Mr. Garza further stated that a new Re-Appraisal plan is scheduled to be approved by September 15, 2008.

d. Meeting with McAllen School Board on April 23, 2008 relating to 2008 Appraisal values -

Mr. Garza informed the Board he had met the McAllen School Board relating to the 2008 Appraisal values. Mr. Garza further stated he advised the School Board that the increase in values for 2008 were not as significant as compared to the values in 2007.

e. Presentation to Edinburg Chamber of Commerce on April 28, 2008 relating to 2008 Appraisal Values -

Mr. Garza informed the Board on April 23, 2008, he made a presentation to the Edinburg Chamber of Commerce focusing on values in the county and values in the City of Edinburg. Mr. Garza further informed the Board that within the City of Edinburg, 33% of those values were pertaining to vacant lots that had not been sold.

f. Article published in McAllen Monitor relating to improving housing sales -

The Board was provided with a copy of an article published in the McAllen Monitor relating to improving housing sales and briefly reviewed the article with the Board.

e. Report On Employee's Hired and Vacant Positions -

Included in the Board packet was a list of HCAD's current vacant positions. Mr. Garza informed the Board there were currently two positions available. The first position was for a Real Estate Appraiser in the Real Estate Department due the transfer of a Real Estate Appraiser to Market Analyst position.

The second position was for a Supervisor in the Personal Property Department. Mr. Garza stated Mr. Hector Garcia, Personal Property Supervisor who has been employed by the district for twenty-seven years would be retiring effective August 31, 2008.

Mr. Garza further he had begun accepting applications for both positions.

ITEM 7. UPDATE ON HCAD'S 2007 AUDIT - Mrs. Lydia Elizondo, Finance/Personnel Director informed the Board that Mr. Oscar Gonzalez, CPA is currently working on the 2007 audit and should have it ready to be presented to the Board during the June meeting.

ITEM 8. UPDATE ON FINDINGS BY THE PROPERTY TAX DIVISION'S 2007 PROPERTY VALUE STUDY; a. Monte Alto ISD; b. La Villa ISD; c. Progreso ISD; d. Hidalgo ISD; and e. Edcouch-Elsa ISD - Mr. Garza informed the Board Monte Alto ISD, La Villa ISD, Progreso ISD, Hidalgo ISD and Edcouch-Elsa ISD had had not met the confidence levels as required by the Property Tax Division. Mr. Garza further stated the appeals for Monte Alto ISD, La Villa ISD and Progreso ISD had been resolved and he was still working on the appeals for Hidalgo ISD and Edcouch-Elsa ISD.

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ITEM 9. SELECT DATE FOR BOARD OF DIRECTORS MEETING IN JUNE – Mr. Garza informed the Board he was requesting for the Board to reschedule the regular scheduled meeting in June. Mr. Garza stated Mr. Talbert, HCAD legal counsel would be out of town and would be unable to attend the regular scheduled meeting. After discussion on the matter, it was the consensus of the Board to schedule the June meeting for June 5, 2008 at 3:00 p.m.

ITEM 10. STATUS REPORT ON 2008 PRELIMINARY VALUES -

a. Status report on 2007 Notices of Appraised Value mailed April 25, 2008 -

Mr. Garza informed the Board that on April 25, 2008 approximately 150,000 Notices Of Appraised Value were mailed out to property owners whose values have increased or are new property owners.

b. Status report on 2007 Notices to be mailed May 23, 2008 -

Mr. Garza further informed the Board that a second mail out of approximately 30,000 Notices of Appraised value would be mailed out on May 23, 2008 with the majority of notices being Personal Property & Mineral Accounts.

c. 2008 Preliminary Values -

Mr. Garza provided the Board with a copy of updated Preliminary Values as of May 13, 2008 for the Board to review.

ITEM 11. APPRAISAL REVIEW BOARD AND ACTION IF NEEDED -

a. ARB member's attendance report -

Prior to the meeting, the Board was mailed a copy of "ARB Attendance Report" on the current ARB members. The report reflected very good attendance from the ARB.

b. Submission of 2008 Records -

The records will be submitted to the Appraisal Review Board on May 20, 2008 during their regular scheduled meeting.

ITEM 12. DISCUSSION OF ITEMS TO BE PLACED ON FUTURE BOARD OF DIRECTORS AGENDA - The above item is a standard item on the Board of Directors agenda. The item is used by Board members to place items on Board of Directors agenda.

CONSENT AGENDA

ITEM 13. DEPARTMENT REPORTS - a. Property Records; b. Exemptions; c. Real Estate; d. Personal Property; e. Data Processing; f. Market Analysis; g. GIS/Mapping; h. Safety Coordinator's Report - All of the above reports were mailed to the Board prior to the meeting.

Item a. Property Records - Mr. Fernando Martinez, Supervisor - The Board reviewed the monthly report for the Property Records department. After review of the report, no further discussion was held.

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Item b. Exemptions - Mrs. Soledad Guzman, Supervisor - The Board reviewed the monthly report for the Exemptions department. After review of the report, no further discussion was held.

Item c. Real Estate - Mrs. Eva Quintanilla, Assistant Supervisor - The Board reviewed the monthly report for the Real Estate department. After review of the report, no further discussion was held.

Item d. Personal Property - Mr. Hector Garcia, Supervisor - The Board reviewed the monthly report for the Personal Property department. After review of the report, no further discussion was held.

Item e. Data Processing - Mr. George Gandara, Data Processing Manager - The Board reviewed the monthly report for the Data Processing department. After review of the report, no further discussion was held.

Item f. Market Analysis - Mr. Juan Ruiz, Supervisor - The Board reviewed the monthly report for the Market Analysis department. After review of the report, no further discussion was held.

Item g. GIS/Mapping - Mr. Polo Olivarez, Supervisor - The Board reviewed the monthly report for the GIS/Mapping department. After review of the report, no further discussion was held.

Item h. HCAD Safety Coordinator's Report - Mr. Rolando Garza, Safety Coordinator - Mr. Rolando Garza, HCAD's Safety Coordinator reported no activities.

ITEM 14. PERSONNEL MATTERS-EXECUTIVE SESSION AS AUTHORIZED BY SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE - a. Resignation (Retirement) of P/P Supervisor and variance of Personal/Sick Leave Policy - No action was taken.

ITEM 15. PENDING LITIGATION-EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACT - a. Lacks Valley Stores, Inc. vs. HCAD, Cause No. C-2024-06-E – No action was taken.

ITEM 16. ADJOURNMENT - There being no further business before the Board, a motion was made by Mr. Elizondo seconded by Mr. Guerra. Meeting was adjourned at 5:14 p.m.

Richard A. Garza, Chairman

Amador Requenez, Secretary