

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS – REGULAR MEETING  
MONDAY, FEBRUARY 9, 2026

MEMBERS PRESENT: WALDO DALCHAU – MARSHALL MCMILLAN – GEORGE SIMON – TERRY SANDERS  
MEMBER ABSENT: M. JEAN HINES      STAFF PRESENT: EVELYN WATTS  
GUEST PRESENT: NONE

1. CALL TO ORDER – San Augustine County Appraisal District Board of Directors regular meeting for Monday, February 9, 2026 was called to order at 10:00 a.m. with Chairman Waldo Dalchau presiding.
2. INVOCATION – Given by Mr. George Simon.
3. PUBLIC COMMENTS – No Public Comments
4. REVIEW AND APPROVE MINUTES FOR JANUARY 12, 2026 – The minutes were reviewed and approved with a motion by Mr. George Simon and seconded by Mr. Terry Sanders. Motion carried unanimously.
5. REVIEW AND APPROVE JANUARY 2026 FINANCIAL STATEMENTS – The financial statements were reviewed with ordinary monthly expenditures. Motion by Mr. Marshall McMillian and seconded by Mr. George Simon. Motion carried unanimously.
6. APPROVE AMENDMENT TO 2025-2026 REAPPRAISAL PLAN – Chief Appraiser Evelyn Watts explained the amendment to the Reappraisal Plan. Identifying Broadus ISD area of the county as a problematic area. More emphasis on ratio studies and data collection. Identifying reappraisal areas in maps. A motion was made by Mr. Terry Sanders and seconded by Mr. George Simon to approve. Motion carried unanimously.
7. CHIEF APPRAISER’S REPORT – Chief Appraiser Evelyn Watts reported.
  - The district passed the 2025 Methods and Assistance Program Audit.
  - The search for office space is ongoing. Remodeling the present is an idea.
  - A mini split will need to be purchased for the Board Room.
  - Services for Mr. Hugh Mixon was announced.
8. BOARD COMMENTS – General conversation
9. EXECUTIVE SESSION AS PURSUANT TO CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, IF NEEDED – Executive Session not needed.
10. ACTION ON MATTERS DISCUSSED IN CLOSED SESSION, IF NEEDED – Not needed

11. ADJOURN – There being no further business or discussion a motion was made by Mr. Terry Sanders and seconded by Mr. Marshall McMillan to adjourn.

  
Waldo Dalchau-Chairman

  
George Simon-Secretary

February 9, 2026