



MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER, RPA, CCA
CHIEF APPRAISER



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
936-756-3354 | WWW.MCAD-TX.ORG

City of Montgomery
Mayor Sara Countryman
101 Old Plantersville Rd
Montgomery, Texas 77356

October 21, 2025

Re: VOTING BALLOT FOR THE ELECTION TO APPOINT TWO (2) DIRECTORS TO THE MONTGOMERY CENTRAL APPRAISAL DISTRICT'S BOARD OF DIRECTORS

In accordance with the Texas Property Tax Code, Sections 6.0301 and 6.03, and the procedures governing the appointment of directors to the Montgomery Central Appraisal District Board, we are pleased to present the official ballot for the upcoming election to appoint two (2) directors to serve a four-year term beginning January 1, 2026.

Each taxing unit's governing body is entitled to cast its votes for the candidate(s) of its choice from the names listed on the enclosed ballot. Included with the ballot are the biographies for each of the nominated candidates. Votes may be cast for a single candidate or distributed among multiple candidates. Please refer to the Texas Property Tax Code Section 6.03(c) for guidance.

When submitting your votes, be sure to clearly indicate the number of votes assigned to each candidate.

Pursuant to the voting entitlement calculations under Texas Property Tax Code Section 6.03(d), **City of Montgomery** has **2** votes.

Each governing body that casts its votes for one or more of the candidates must formally adopt a resolution naming the person(s) for whom it votes, the number of votes cast for each person, and submit a certified copy to the chief appraiser. **The vote must be by resolution.**

The resolution, or a certified copy thereof, together with the completed Certification of Ballot, must be delivered to **The Office of the Chief Appraiser, at 109 Gladstell St., Conroe, Texas 77301 or by mail at PO Box 2233, Conroe, TX 77305 by 5pm before December 15, 2025.** The outside of the envelope should be marked "Ballot for Board of Directors." Ballots that arrive after that date and time will not be counted.

The resolutions, or a certified copy thereof, together with the completed Certification of Ballot can also be submitted **via e-mail to MCADBOD@mcad-tx.org**, with a Subject line stating, "Ballot for Board of Directors". **Emails must be received before December 15, 2025, to be counted as timely.** If submitting the ballot via e-mail, the original must also be mailed to the address shown above via regular first-class mail.



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The chief appraiser will count the votes specified under the provisions contained within the Texas Property Tax Code. The chief appraiser will then declare the results and notify the winners, the nominees, and the presiding officers of each taxing unit before December 31, 2025.

The 2 candidates receiving the most votes will be appointed to the board of directors for a four-year term. A tie vote will be resolved by a method of chance chosen by the chief appraiser.

Should you have any questions regarding the voting process or the candidates, please contact us via email at MCADBOD@mcad-tx.org.

We appreciate your participation in this important process and your continued support of the Montgomery Central Appraisal District.

Sincerely,
Sherry C. Hunter, RPA, CCA
Chief Appraiser

Enclosures: Official Ballot
 Resolution to Cast Votes
 Candidates' Bios



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**OFFICIAL BALLOT FOR APPOINTMENT OF DIRECTORS
TO THE MONTGOMERY CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS**

For a 4-Year Term Beginning January 1, 2026

Name of Taxing Unit: _____

INSTRUCTION NOTE:

Vote for the candidate or candidates of your choice by indicating the number of your entitled votes cast for each candidate of your choice on the line next to the candidate's name.

CANDIDATE	VOTES CAST
Tim Arthur	_____
Arthur Bredehoft	_____
Tom Czulewicz	_____
Doug Frankhouser	_____
Casey Olson	_____
Charles Shirley	_____
Frank Smith	_____

Signature of Presiding Officer

**Please return this completed Ballot to MCAD, with a supporting resolution from the taxing unit's governing body,
BEFORE December 15, 2025.**

Good afternoon,

Please find the brief biography for one of the City of Conroe's Nominees, Tim Arthur:

Tim Arthur is a 30-year resident of Montgomery County. He graduated from the U.S. Coast Guard Academy in 1978 with High Honors in the field of Ocean Engineering. He worked for ExxonMobil for 40 years doing Multi-Billion dollar major projects both domestically and internationally. He retired in 2020 as a Senior Executive and is an active supporter of Conroe City Management.



Sami H. Quinlan

Interim City Secretary

City of Conroe

300 W. Davis

Conroe TX 77301

Ph 936-522-3012

Fx 936-522-3009

squinlan@cityofconroe.org

"To Protect and Serve the Citizens of Conroe and Exceed their Expectations."



Arthur J. Bredehoft
10 East Cottage Green St.
The Woodlands, TX 77382-1184
713-208-9726 (cell) and Email: arthurbredehoft@gmail.com

Objective:

Providing Leadership and Strategic Advice thru Collaboration in bring value for Customers and the Community.

Employment History:
2021-August

AJB Advisors,LLC.-Consigliere

1998-2020

A.P. Moller-Maersk
Positions in Sales-Customer Experience and Relationship Development.
Last Positions: Director of Global Key Account Management

1998-1978

Other Shipping and General Agents Companies.

Education:
1979

Masters in Business Administration-Marketing:
Seton Hall University-South Orange, New Jersey

1974

B.A. Political Science:
Jersey City State College- Jersey City, New Jersey

Community Activities:

Montgomery County Appraisal Director: October 2018-December 2019
Montgomery County Appraisal Director: January 2022-December 2024

Development Standards Woodlands Township: 2018-2025

Municipal Water Utility Metro Mud-Director: 2022-2026(term)

Former Municipal Water Utility Nbr.47 Director: 2003-2020 (term)
Former Woodlands Water Agency Trustee; 2015-2020.

Regional H-Water Planning Group: Since August 2022
Community Water Group: 2024-Advisory In Nature
Montgomery County Library Advisory Board: 2012-2027

Alden Bridge Residential Design Review Committee: 1999-2018

The Woodlands Home Owners Association, Directors: 2005-2009

Alden Bridge Village Association: 1999-2005
President: 2003-2005 & Vice President and Area Representative 2003-1999

Adopt-A-Path: Alden Bridge since 1999

George's Coffee Club of The Woodlands, Texas since 2021

Cottage Green Home Owners Association: April 2022-2024; President

Interfaith of The Woodlands- 2003-Current; Board of Advisor.

BIOGRAPHY OF THOMAS S. CZULEWICZ

Born in Erie, Pennsylvania on October 16, 1942. Graduated from Cathedral Preparatory High School. Enlisted in the US Navy on September 21, 1961. Promoted up to the top of the enlisted ranks to Master Chief Petty Officer. Received Limited Duty Officer Commission as Ensign April 1st 1977. Promoted up to Commander. Served as Commanding Officer of the Polaris Missile Facility Atlantic which was the largest nuclear weapons facility at that time. Closed the base down in January 1995. Retired from Navy on 1 October 1995. Was awarded four Meritorious Service Medals, three Navy Commendation Medals and two Navy Achievement Medals. Worked for the American Red Cross as Assistant Manager at Fort Carson Colorado. Served as CEO of the Red Cross Chapter in Huntington, West Virginia. Served as Assistant Manager of the 911 Center in Chester County, PA followed by Serving as Emergency Planning Manager and then Director of Human Services. Retired from Chester county in July of 2005. Co-Founded, with Dianne, my wife, the Gift-A-Vet Foundation. We collect gifts, much like Toys For Tots, for residents of South Carolina Veterans Homes (to date we have collected and distributed to four homes over \$70K in gifts.) Served on the City of Montgomery Planning and Zoning Commission from October 2023 to May 2025. Was elected to serve in Place 3 of the City of Montgomery City Council in May of 2025.

Good morning,

Here is a brief biography for Doug Frankhouser:

Mr. Frankhouser is retired, and his background includes manufacturing. He was an IT professional from 1980 until his retirement in 2017. Mr. Frankhouser received a Bachelors in Business Administration from the University of Houston.



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"To Protect and Serve the Citizens of Conroe and Exceed their Expectations."

I have lived in Montgomery County for 19 years. My wife Jennifer and I have 3 children: twin daughters, Kari and Emily (22), and a son Jeffrey (17). My wife Jenn is a Nurse. Our daughter Emily graduated from Montgomery High School, then pursued her higher education at Lonestar Montgomery graduating with Honors and moving on to Texas A&M in College Station to gain her Bachelor's degree, and currently earning her master's degree from LSU. My daughter Kari graduated from Montgomery High School and then enlisted in the Army. She completed her enlistment time in the Army and is now pursuing higher education at Lonestar Montgomery. Our son Jeffrey is currently a Senior at Montgomery High School and is a member of the MHS varsity Golf Team. I was raised in the farming and ranching industry in Eastern Montana. I attended the University of Mary in North Dakota, Miles Community College in Montana, Chadron State college in Nebraska and Lonestar college in Montgomery. I was partners in a construction company for 9 years building homes and large-scale military housing projects In North Dakota, South Dakota, and Montana. I have worked in the offshore oil and gas industry for the last 15 years, first with Anadarko Petroleum and after the Occidental Petroleum buyout, I am currently still employed by Occidental Petroleum as the Gulf of Mexico Data Advisor and Business Process Owner. I am part owner of a molding and milling company here in Montgomery County (AIM Manufacturing). I sit on the board of directors of the Montgomery Economic Development Corporation, and I am on my second term as a Montgomery City Councilman. I believe my strong business experience and common-sense approach makes me well suited to bring value to the Montgomery Central Appraisal District's Board of Directors.

CHARLES R. SHIRLEY

- Owner, Aidan Capital Management, Inc., a real estate investment and advisory company.
- Treasurer, Montgomery County Hospital District.
- Treasurer, Montgomery County Republican Party.

PROFESSIONAL EXPERIENCE

February 2000 to Present – Aidan Capital Management, Inc.

Aidan Capital works as a partner with various public companies. For almost 25 years, we have provided financing using our own capital and the capital of institutional investors, private equity groups, and hedge funds. We act as a principal in each transaction. Our firm is composed of professionals with over 80 years of experience in the public markets, in real estate development, and the natural resources industries.

January 2023 to Present – Montgomery County Hospital District

In November 2022, I was elected to the Montgomery County Hospital District board of directors. I currently serve as Treasurer.

MCHD provides healthcare to the indigent residents of Montgomery County. In addition to managing its Health Care Assistance Program (HCAP), MCHD operates the county's 911 ambulance service, manages the county's Public Health District and offers a variety of community and professional education programs.

November 1996 to February 2000 – Citigroup (Smith Barney)

Before starting my own investment advisory business, Aidan Capital, I worked as an investment advisor for Smith Barney.

October 1995 to November 1996 – Dole/Kemp '96 presidential campaign

While working for the Department of Energy in Washington, DC, I served as the National Coordinator for Native Americans for Bob Dole presidential campaign.

Education

Washburn University School of Law - Topeka, Kansas
Earned Juris Doctor December 1988

University of Kansas - Lawrence, Kansas
Earned Bachelor's degree in English May 1985

Frank Smith Biography

Frank Smith was born in Austin, Texas, and has been in service to his community his entire adult life. He graduated from Smiley High School in 1966 when he was named the Most Outstanding Player in Texas. Frank was in the United States Marine Corps from 1969-1975, where he was the #1 boot camp recruit. He worked his way up through the ranks, first as a Corporal, then as a Sergeant in his third year, when he was made a squad leader.

In 1982 Frank moved to Montgomery County, Texas and he has resided in that great county ever since. He first lived in Woodbranch for 15 years, where he and his beautiful wife of 48 years raised their two sons, who graduated from New Caney High School. In 1996 Frank and Debby moved to Stonecrest Ranch, where Frank served as one of the original Board Members of the Stonecrest Homeowner's Association.

Frank served as a Board Member of the Splendora Baptist Church, where he also served as a Sunday school teacher, and a Training Union Director. Frank was a founding member of Santa's Kids, providing bicycles to children in need for 12 years. He has been the owner/operator of ET Motors in New Caney for 36 years.