



Lumpkin County Board of Assessors

99 Courthouse Hill, Suite C

Dahlonega, GA 30533

(706) 864-2433

REGULAR MEETING MINUTES LUMPKIN COUNTY ADMINISTRATION BUILDING

May 12, 2026

9:00 a.m.

Assessors present: Deborah Armstrong, Daniel Bosanko, and Lee Gaddis. Jill Holman and Mickey Clark were absent. Also present: Danny Ziemer, Katie Sanders, and Erika Vargas from the Assessor's office, and Alan Ours, County Manager.

The meeting was called to order by Chairman Armstrong at 9:02 a.m. in the conference room of the Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, GA 30533.

Minutes of the April 14, 2026 meeting: Mr. Bosanko made a motion to approve and Mr. Gaddis seconded. Voted 3-0 in favor

Old Business: 2026 Exempt Digest: After review and brief discussion Mr. Bosanko made a motion to approve and Mr. Gaddis seconded. 3-0 in favor.

New Business:

ACO Report: After reviewing the report, a motion to approve was made by Mr. Bosanko with a second by Mr. Gaddis. Voted 3-0 in favor.

Homestead Exemptions: Motion to approve was made by Mr. Gaddis with a second by Mr. Bosanko. Voted 3-0 in favor.

Veterans Exemption: Michael Elliott, Clifton Wayne Hydrick: After reviewing applications and supporting documents Mr. Gaddis made a motion to approve as presented and Mr. Bosanko seconded. Voted 3-0 in favor.

Disability Exemptions: Angela Carey – Curtis Todd Fleshman: After review of documentation a motion to deny Ms. Carey and approve Mr. Fleshman as presented was made by Mr. Gaddis and seconded by Mr. Bosanko. 3-0 in favor of motion.



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CUVA Breach: *Turner Property Holdings LLC (046-046 – 16.69 acres):* Ms. Vargas presented the Board with a request from the property owner to be removed from the CUVA program. The property is being sold and the purchasers do not wish to continue the covenant. Mr. Bosanko made a motion to approve removal and forward the information to the Tax Commissioner and Mr. Gaddis seconded. 3-0 in favor.

Mr. Ziemer informed the Board that assessment notices will be going in the mail a bit later than planned due to SB566 and the new format required this year. The main change is removing estimated taxes and replacing it with the tax savings for all exemptions and specialized assessments for the property. This requires programming and formatting changes. WinGap is working hard at getting the software updated.

Mr. Ziemer and Ms. Sanders will be attending CAVEAT May 26th – 28th in Tifton and should receive training and seminars on updates this year as well as clarification on how new legislation affects the office.

Mr. Ziemer stated that the staff is doing the final data edits and reviews and are ready to finalize the values for 2026.

With no further business a motion to adjourn was made by Mr. Bosanko and a second was made by Mr. Gaddis. Voted to adjourn at 9:29 a.m. 3-0.

Deborah Armstrong, Chairperson

Daniel Bosanko, Vice-Chairperson

Jill Holman, Member

Mickey Clark, Member

Lee Gaddis, Member