



Washington Land Title Association

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Minutes

Board of Directors Meeting

Monday, May 20, 2024

Skamania Resort, Stevenson, WA

Board & Committee Chairs and others in attendance. Quorum met; see attached list of voting Board members in attendance.¹

1.0 General Business

- a. The meeting was called to order by President Craig Trummel at 1:12 p.m.

- b. Minutes from the February 12, 2024, Board of Directors meeting.

Action: The Board approved the minutes.

- c. **President's Report** – Craig stated that there was nothing to report that wouldn't be covered as the meeting progressed.

- d. **Executive Director Report** – George Peters.

Financial Report: George referred to the financial report, showing bank balances of \$127,407.26 (including \$3,790.58 convention registration income not yet transferred from the PayPal account for convention registration income). Convention income, including registration fees and sponsorships, was \$74,885.58, but full expenses will wait until after the convention based on venue expenses. Some dues remain to be received; but almost 85% of agent dues and 75% of underwriter dues have been collected.

Action: The Board approved the financial report.

2.0 Continuing Business

- a. **DOR – Taxation of Recoding Fees Collected in Escrow** – Sean Holland & JP Kissling. Nothing new since the last Board meeting.
- b. **New FINCEN Rules** – Sean Holland & JP Kissling. The WLTA did provide comments that were consistent with other LTA comments (altogether there were over 600 comments provided). However, the WLTA letter pointed out the cost in this state would be \$245M, with an average of \$534 per report; and all counties would be affected this year. The proposed reporting threshold would start at \$0 which would cover meaningless transactions; the threshold recommended by ALTA would start at \$1,000 which would eliminate \$0 consideration transactions.



2023-2024 Officers

Craig Trummel, President

Jim Blair, Vice President

Meri Hamre, Immediate Past President

2022-2024 Directors

Ashley Callahan

Ben Case

Gerry Guerin

Gale Hickok

Paul Hofmann

Peter Johndrow

Dan MacMillan

Maureen Pfaff

Jensen Salisbury

2023-2025 Directors

Lori Bullard

Anthony Carollo

Bernt Nasset

Erin Stines

Michelle Taylor

Chris Rollins

Committee Chairs

*Jim Blair-Agents Section

*Megan Powell-Underwriter Section

*Sari-Kim Conrad-OIC Liaison

*Sean Holland & *JP Kissling-Legislative

Ashley Callahan-Judiciary

Megan Powell-Native

American Affairs

Gerry Guerin & Michelle Taylor-Education

Lori Bullard & Allison Davis-

Examiners Manual

Paul Hammann-Membership

Paul Hofmann-Washington

Title Professional, TITAC,

Technology

Maureen Pfaff-TAN

Paul Hammann-Grievance

Chris Rollins-Nominating

(*Automatic Board Member)

¹ **Note:** See attached roster, which shows attendance of Board members & others interested in attending Board meetings.
NOTE: Not all non-Board members counted at meeting.

- c. **Title Waiver Pilot Program** – Craig Trummel. Craig noted that the WLTA is following the lead of the ALTA on this matter, and that the WLTA will support that effort.
- d. **WATIRO** – Megan Powell. Megan noted that updated data will be provided to the consulting actuary. Earlier data reflected record-breaking years, but more recent data will be more in line with current reality and will help balance the numbers that will be used to determine rates.
- e. **Recording Standard Commission** – Sean Holland & JP Kissling. JP reports that Vicki Dalton will have a new meeting in a month or so.
 - 1. **Document Rejections Commission.** (Ben Case, Lori Bullard). No new report.
 - 2. **Standardization of Document Titles Commission.** (Chris Rollins, Meri Hamre). Chris reported that some work has been done, but nothing new to report.
 - 3. **Restrictive Covenants Commission** (Sean Holland, JP Kissling). No new report.
- f. **ALTA Cannabis Workgroup** – Erin Stines. Erin noted that movement may come from attaching legislation to another larger bill. If pot is re-scheduled to Class-3 then there could be some action sooner.
- g. **Possible Bylaws Amendments** – (Proxies by Board Members; Committee Chair Requirements) Erin Stines. Erin reported that there is nothing new and no urgency at this time to produce revision language.
- h. **SLRAC** – JP Kissling & Sean Holland. Sean noted that the most recently scheduled meeting was cancelled; no new report.
- i. **State LTA Leaders** – George Peters. No report.
- j. **PRIA Local** – Paul Merz. No report.
- k. **OIC Consideration of WAC 284-29 Limits** – Craig Trummel. Craig outlined the history of this request to the OIC, noting that one member suggested that it was appropriate to update the numbers, which haven't changed since 2009. There wasn't unanimity on whether the numbers should change nor, if they should be updated, what the new numbers should be. The decision was made to request the OIC to update the numbers (which is done annually in other states), but the OIC's response was to request specific numbers for it to consider.

It was noted that it is difficult to cover actual costs for certain matters, such as educational events. However, while it is appropriate for the Association to request adding this issue to the rule making agenda, it is also difficult to arrive at specific numbers for any of the specific sections that are currently shown in the WAC.

Action: The Board voted to raise the issue again at the next liaison meeting between the OIC and WLTA members, which is scheduled for September 23.

3.0 New Business

- a. There was no new business to discuss.

Committee Reports

- a. **Membership Committee**– Paul Hammann. Paul presented a request for Affiliate Membership by BankUnited. BankUnited is also attending the convention as a vendor.
Action: The Board voted to approve WLTA Affiliate Membership of BankUnited.
- b. **Convention Committee** – Jim Blair. There was discussion of whether Oregon would be willing or able to resume hosting the PNW Land Title Convention every third year. This would continue to not be practical for the foreseeable future.

- c. **Examiners Manual Committee** – Lori Bullard & Allison Davis. No report.
- d. **Legislative Committee** – Sean Holland/JP Kissling/Maureen Pfaff/Carrie Tellefson..

A full report is in the Newsletter, distributed to members before and during the Convention.

Sean complimented Co-Chair JP, Maureen Pfaff and Carrie Tellefson for their help during the last legislative session, as well as all of the committee members who contributed to the efforts to identify and respond to bills that might affect the title industry. One bill related to the need to acknowledge a lease or memorandum. It provided that only when one was recorded that an acknowledgment was needed. Chris Rollins noted that work was done on standardization of recording fees, but as yet there was little movement on that front. JP stated that some auditors were concerned that the reduction of recording fees for amended or re-filed documents (such as to correct a scrivener's error) could result in such documents being used to actually record full documents that would otherwise require regular recording fees to be paid.

It was announced that Sean was retiring at the end of July, and a replacement will be needed to be the underwriter Co-Chair of the Legislative Committee. The members in attendance recognized his invaluable service to the Association over the years.

- e. **Judicial Committee** – Ashley Callahan. Ashley noted that the full report was included in the Newsletter.
- f. **Education Committee** – Gerry Guerin and Michelle Taylor. The fall seminars are set for Saturday, September 7 in Yakima and Saturday, October 5 in Lynnwood. They are looking for speakers and invite those who wish to speak to contact her or Gerry.
- g. **Customer, Consumer and Insurance Commissioner Liaison Committee** – Sari-Kim Conrad. Sari reported that there will be a “pre-meeting” to discuss matters that should be included in the later meeting with the OIC. JP noted that there are apparent contradictions on the OIC's website that can create confusion. For example, a commitment can be provided but not an Exhibit A (legal description), but of course an element of a commitment is the legal description. It was re-iterated that it was important for the industry to educate the OIC as to what we do and how we do it.
- h. **WTP** – Paul Hofmann. Paul noted that the WTP designation would be considered even more important to the rank and file title personnel if management felt the same, and if those individuals sought it at that level as well. He encouraged those in the meeting to do what they can to make the WTP designation more meaningful and important to their employees, including by attaining the designation for themselves.
- i. **Native American Lands Workgroup** – Megan Powell. Megan followed up her comments at the last Board meeting about the ALTA's move to amend the ALTA 48 endorsements.
- j. **TITAC** – Paul Hofmann. Paul discussed the importance of TITAC.
- k. **Agents Section** – Jim Blair reported that the Agent Section met and elected Anthony Carollo as the new Chair of the Agents Section.
- l. **Underwriters Section** – Megan Powell. No report.
- m. **Newsletter** – George Peters. The Newsletter has been distributed at the meeting and to the members via email.
- n. **Grievance** – No report.
- o. **TAN** – Maureen Pfaff. No additional report.
- p. **Technology** – Paul Hofmann. No report.

- q. **Nominating Committee** – Meri Hamre. See the Annual meeting minutes below.

4.0 Upcoming Meetings

(1) Monday, August 12, 2024 (Zoom), (2) Monday November 18, 2024, (3) TBD

5.0 Adjournment

Action: Motion to adjourn the meeting was carried, meeting adjourned at 4 p.m.

Minutes Annual Membership Meeting Monday, May 20, 2024

1.0 Installation of New Officers, Board Member Appointments

- a. Nominating Committee – Meri Hamre reported. Nominations were made from the floor for Jim Blair for President and Ashely Callahan as Vice President of the Washington Land Title Association for the year 2024-2025.

Action: The membership approved the election of Jim Blair as President and Ashley Callahan as Vice President for the year 2024-2025.

- b. The meeting was transferred to Jim Blair by Craig Trummel

Jim presented a Plaque to Craig commemorating his year in service to the Washington Land Title Association as President for the year 2023-2024.

- c. Installation of WLTA Officers per ALTA protocol will be done at Friday night's Banquet by a representative from the American Land Title Association
- d. New President's Report – Jim Blair
- e. Introduction of Board members and Committee Chairs 2024-2025 – Jim Blair announced the following board members from the coming year:

1. **Standing Members (per bylaws – 8 members):**

Jim Blair (A) (President)
Ashley Callahan (U) (Vice President)
Craig Trummel (U) (Immediate Past President)
Sean Holland (U) (Legislative Committee Co-chair)
JP Kissling (A) (Legislative Committee Co-chair)
Sari-Kim Conrad (U) (OIC & Customer Liaison Committee Chair)
Jim Blair (A) (Agents Section Chair)
Megan Powell (U) (Underwriters Section Chair) (8 members)

2. **Directors (2023-2025 term – 1 year remaining – 7 members):**

Lori Bullard (U)
Anthony Carollo (A)
Meri Hamre (A)
Bernt Nasset (A)
Chris Rollins (U)
Erin Stines (U)
Michelle Taylor (U)

3. **Directors (2024-2026 term – 2 years remaining – 9 members):**

Ben Case (A)
Lindsey Doucette (U)

Gerry Guerin (U)
Gale Hickok (A)
Paul Hofmann (A)
Peter Johndrow (U)
Dan MacMillan (U)
Maureen Pfaff (A)
Jensen Salisbury (A)

TOTAL Board Members = 24 (13 Underwriters & 11 Agents); Quorum = 13; Standing = 8
& At Large = 16 (13 is minimum; 18 is maximum per bylaws)

4. **Committee Chairs (“*” denotes voting Board member):**

Agents Section – ***Anthony Carollo**
Underwriters Section – ***Megan Powell**
OIC & Customer Liaison – ***Sari-Kim Conrad**
Legislative Co-Chair – ***Sean Holland** (Underwriters)
Legislative Co-Chair – ***JP Kissling** (Agents)
Legislative Vice-Chair – **Maureen Pfaff**
Judiciary – Ashley Callahan
Native American Affairs – **Megan Powell**
Education – **Gerry Guerin & Michelle Taylor**
Examiners Manual – **Lori Bullard & Allison Davis**
Washington Title Professional – **Paul Hofmann**
Membership – **Paul Hammann**
Convention – **Ashley Callahan**
Technology – **Paul Hofmann**
Grievance – **TBD**
Title Action Network (TAN) – **Maureen Pfaff**
TITAC – **Paul Hofmann**
Nominating – **Craig Trummel**

- f. Banking resolution (appointing George Peters, Jim Blair & Ashley Callahan) – *Call for motion to approve*
Action: The membership approved the resolution.
- g. *Call for motion* to ratify the actions of the officers, the Board of Directors and staff of the WLTA for year 2023-2024
Action: The membership approved the ratification.
- h. *Call for motion* to acknowledge the contributions of the officers, directors, staff and committee members who served for the 2023-2024 year, and thank them for their contributions and service
Action: The membership acknowledged the contributions.
- i. Remembrances – Ashley Callahan read resolutions honoring John Nessett and Marilyn Sanden.
Action: The membership approved the resolutions.
- j. Honorary Memberships – JP Kissling. JP read resolutions honoring Bill Ronhaar and Sean Holland.
- k. *Action:* The membership approved the resolutions.

2.0 Adjournment

Attested:

A handwritten signature in cursive script, appearing to read "George Peters".

George Peters, Executive Director

DRAFT

WLTA BOARD MEETING – DATE: 5-20-2024 – Quorum = 12; Board attendance = 20

OFFICERS	Position	Company	Yes	No	Actual	Proxy To
Craig Trummel	Vice President	WFG	1	0		
Jim Blair	Vice President	Fig	1	0		
Meri Hamre	Immediate Past President	Aegis Title Group	1	0		
DIRECTORS	TERM 2023-2025		0	0	0	
Lori Bullard	Director 2023-2025	Pacific Northwest	1	0		
Anthony Carollo	Director 2023-2025	Vista Title	1	0		
Bernt Nesset	Director 2023-2025	Horizon Group	0	1		
Chris Rollins	Director 2023-2025	Stewart	1	0		
Erin Stines	Director 2023-2025	Westcor	1	0		
Michelle Taylor	Director 2023-2025	First American	1	0		
DIRECTORS	TERM 2022-2024		0	0	0	
Ashley Callahan	Director 2022-2024	Old Republic	1	0		
Ben Case	Director 2022-2024	Title One	1	0		
Gerry Guerin	Director 2022-2024	Old Republic	1	0		
Gale Hickok	Director 2022-2024	Guardian Northwest	0	1		
Paul Hofmann	Director 2022-2024	Aegis Title Group	1	0		
Peter Johndrow	Director 2022-2024	Stewart	0	1		
Dan MacMillan	Director 2022-2024	FNT Group	0	1		
Maureen Pfaff	Director 2022-2024	Olympic Peninsula	1	0		
Jensen Salisbury	Director 2022-2024	Whatcom Land	1	0		
CHAIRS	COMMITTEE		0	0	0	
Jim Blair*	Agent Section	Fig	0	0		
Megan Powell	Underwriter Section	First American	1	0		
Sean Holland	Legislative Co-Chair	Fidelity National	1	0		
JP Kissling	Legislative Co-Chair	Fidelity Title	1	0		
Sari-Kim Conrad	CCR & OIC Liaison	First American	1	0		
OTHERS		Total = 22; Quorum = 12	20	2	0	
George Peters	Executive Director	WLTA	X			
Carrie Tellefson	Lobbyist	Sound Gov't Solutions	X			
Paul Hammann		Agents National	X			
Jon Jackson		Chicago	X			
Phil Archer		Fidelity National	X			
Cheryl Pattison		Fidelity National	X			
Molly Brown		Fidelity Title	X			
Kirk Strandjord		First American	X			
Jay Carey		Frontier Title	X			
Marcella Carey		Frontier Title	X			
Robin Aberasturi		Futura (Alliance; AmeriTitle)	X			
Cynthia Simpson		Futura (Alliance; AmeriTitle)	X			
Laura Woodwiss		Futura (AmeriTitle)	X			
Ann Marshall		JAMS	X			
Mike McCarthy		Rainier Title	X			
Cameron McFadden		Old Republic	X			
Bob Wallin		Old Republic	X			
Brian Fair		Pioneer Title	X			
Kiel Rado		Real Advantage	X			
Tiani Brandner		Stewart	X			
Bob Rice		Title Resources Guaranty	X			
Nicholas Carollo		Vista Title	X			
Erik Helgeson		Westcor	X			
Tiffany Geelan		WFG	X			
Bill Ronhaar		Whatcom Land	X			