



# Washington Land Title Association

<http://washingtonlandtitle.com>

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George Peters, Executive Director

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## Agenda – Board Meeting (Zoom Only) Monday, November 18, 2024

### 1.0 General Business

- a. Call meeting to order – Jim Blair
- b. Vacancies – Membership Committee Chair
- c. Roll call – George Peters
- d. Minutes from August 12, 2024, Board Meeting  
*Motion* to approve Minutes
- e. President’s Report – Jim Blair
- f. Executive Director Report – George Peters
  - 1. Revisit Association Software – Problems with current webpage; event registrations, email listservs
  - 2. Current financial report, dues status  
*Motion* to approve financial report

### 2.0 Continuing Business

- a. DOR Taxation of Recording Fees – JP Kissling & TBD (volunteer)
  - 1. Meeting with DOR – Jim Blair & JP Kissling
  - 2. Meeting with Legislators – Carrie Tellefson
- b. Title Waiver Pilot Program – Craig Trummel
- c. ALTA CFPB RFI Letter – Shawn Toor
- d. WATIRO – Dan MacMillan
- e. Recording Standards Commission – JP Kissling & TBD (volunteer)
  - 1. Re-appointment of JP and replacement appointment for Sean Holland
  - 2. Ben Case & Lori Bullard – Recording Rejection Standards
  - 3. Chris Rollins & Meri Hamre – Standardization of Document Titles
  - 4. JP Kissling & TBD (volunteer) – Court ordered alteration in Chain of Title (Racial Restrictive Covenants)
- f. ALTA Cannabis Work Group – Erin Stines



#### 2024-2025 Officers

Jim Blair, President  
 Ashley Callahan, Vice President  
 Craig Trummel, Immediate Past President

#### 2023-2025 Directors

Lori Bullard  
 Marcella Carey  
 Meri Hamre  
 Bernt Nesset  
 Erin Stines  
 Chris Rollins

#### 2024-2026 Directors

Ben Case  
 Gerry Guerin  
 Gale Hickok  
 Paul Hofmann  
 Peter Johndrow  
 Dan MacMillan  
 Maureen Pfaff  
 Jensen Salisbury

#### Committee Chairs

\*Anthony Carollo-Agents Section  
 \*Megan Powell-Underwriter Section  
 \*Sari-Kim Conrad-OIC Liaison  
 \*Michelle Taylor & \*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, TTAC, Technology  
 Maureen Pfaff-TAN  
 Craig Trummel-Grievance  
 Chris Rollins-Nominating  
 (\*Automatic Board Member)

- g. Possible Bylaws Amendments (Proxies by Board Members, Committee Chair Requirements) – Erin Stines
- h. SLRAC Report – JP Kissling, Michelle Taylor
- i. State LTA Leaders Report – George Peters
- j. PRIA/PREP – Paul Merz
- k. OIC Consideration of WAC 284-29 Limits – Craig Trummel

### 3.0 New Business

- a. ALTA Request for volunteers – Uniform Marketable Title Act Review
- b. CFPB Recommendations for State privacy requirements (see note below from ALTA<sup>1</sup>). Q = WLTA volunteer to follow/work with ALTA?
- c. Lobbyist 2025 Contract Extension (Carrie, Sam, Drew to leave Zoom meeting; return when called)  
*Motion* to approve extension
- d. Executive Director 2025 Contract Extension (George to leave Zoom meeting; return when called)  
*Motion* to approve extension

### 4.0 Committee Reports

- a. Membership – Paul Hammann
  - 1. RATIC Withdrawal from Membership
  - 2. Approved Title & Escrow – possible membership
  - 3. Honorary Membership
- b. Convention – Ashley Callahan
  - 1. 2025 PNW Land Title Convention – May 19-22, 2025 – Coeur d’Alene, Idaho
- c. Examiners Manual – Lori Bullard & Allison Davis
  - 1. WSBA Real Property Deskbook – Waterfront Titles – George Peters
- d. Legislative –JP Kissling/Michelle Taylor/Maureen Pfaff/Carrie Tellefson
  - 2. OFM Directive – Sam Miller
  - 3. Mobile Home Proposal – George Peters & Lori Bullard
  - 4. PSE Blanket Mortgage Proposal – Revise RCW 61A-9A-501? – George Peters & Carrie Tellefson [*No bill this year but suggest the need for a representative (underwriter, counsel, etc.) to be involved with PSE, lenders, etc., in drafting for 2026 session*]

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<sup>1</sup> From ALTA email: “A report released Nov. 12 by the Consumer Financial Protection Bureau (CFPB) concluded that exemptions in state privacy laws pose risks to consumers and their financial data. ***This could threaten the exemption most title and settlement companies have for personal data subject to the Gramm-Leach-Bliley Act (GLBA), along with an exemption for publicly available information.*** Read on to learn more about the report, as well as ALTA's request to include a small-business exemption to an update to the model data privacy law the NAIC is developing.”

5. Underwriter volunteers for areas of expertise (examples: Uniform Marketable Title Act, WUCIOA, e.g.: as Megan has done Megan for Native American Affairs, those involved in WATIRO work, etc.)

6.

- e. Judiciary – Allison Davis, for Ashley Callahan
- f. Education – Gerry Guerin & Michelle Taylor, Co-Chairs
  - 1. April 19, 2025 – Lynnwood Event Center
  - 2. June 14, 2025 – Kennewick Convention Center
- g. Customer, Community & OIC Liaison – Sari-Kim Conrad
- h. WTP – Paul Hofmann
- i. Native American Lands Workgroup – Megan Powell
- j. TITAC – Paul Hofmann
- k. Agents Section – Jim Blair
  - l. Underwriters Section – Megan Powell
- m. Newsletter – George Peters
- n. Grievance
- o. TAN – Maureen Pfaff
- p. Technology – Paul Hofmann
- q. Nominating – Craig Trummel

#### **5.0 2023-2024 Upcoming Board & Annual Meeting Schedule:**

(1) Board – Monday, November 18, 2024, (2) Board – Monday, TBD (January/February), (3) Board & Annual – May 19-22, 2025 – Coeur d’Alene, Idaho

#### **6.0 Adjournment**

Agenda handouts:

Agenda

List of Officers, Committee Chairs & Committee Members

Draft minutes last Board meeting

Financial Report

Member/Dues Lists

WLTA BOARD MEETINGS 2024 to 2025 – DATE: 11-18-2024 Indicates No Response

OFFICERS	Position	Company	Yes	No	Voting	Proxy To
Jim Blair	President	Fig	1	0		
Ashley Callahan	Vice President	Old Republic	0	1		
Craig Trummel, WTP	Immediate Past President	WFG	1	0		
<b>DIRECTORS</b>	<b>TERM 2023-2025</b>		0	0		
Lori Bullard, WTP	Director 2023-2025	Pacific Northwest	1	0		
Marcella Carey	Director 2023-2025	Frontier Title	1	0		
Meri Hamre	Director 2023-2025	Aegis Title Group	0	0		
Bernt Nasset	Director 2023-2025	Horizon Group	0	0		
Chris Rollins, WTP	Director 2023-2025	Stewart	1	0		
Erin Stines	Director 2023-2025	Westcor	1	0		
<b>DIRECTORS</b>	<b>TERM 2024-2026</b>		0	0		
Ben Case	Director 2024-2026	Title One	1	0		
Lindsey Doucette	Director 2024-2026	Fidelity National Title Group	1	0		
Gerry Guerin, WTP	Director 2024-2026	Stewart	1	0		
Gale Hickok	Director 2024-2026	Guardian Northwest	0	0		
Paul Hofmann, WTP	Director 2024-2026	Aegis Title Group	1	0		
Peter Johndrow	Director 2024-2026	Stewart	0	0		
Dan MacMillan	Director 2024-2026	FNT Group	1	0		
Maureen Pfaff, WTP-NTP	Director 2024-2026	Olympic Peninsula	1	0		
Jensen Salisbury	Director 2024-2026	Chicago Title	1	0		
<b>CHAIRS</b>	<b>COMMITTEE</b>		0	0		
Anthony Carollo	Agent Section	Vista Title	0	1		
Megan Powell	Underwriter Section	First American	1	0		
Michelle Taylor	Legislative Co-Chair	Fidelity National	1	0		
JP Kissling	Legislative Co-Chair	Fidelity Title	1	0		
Sari-Kim Conrad	CCR & OIC Liaison	First American	0	0		
<b>OTHERS</b>		Total = <span style="background-color: yellow;">23</span> ; Quorum = <span style="background-color: yellow;">12</span>	16	2	0	
George Peters	Executive Director	WLTA	X			
Carrie Tellefson	Lobbyist	Sound Gov't Solutions				
Sam Miller	Lobbyist	Sound Gov't Solutions				
Tom Imperiale		Agents National	X			
Kris Weidenbach		Chicago				
Troy St. George		CW Title				
Kent Pelt		Doma	X			
Paul Merz		Integritech Solutions	X			
Kevin Fiet		Fidelity National	TENT			
Lindsay Doucette		Fidelity National	X			
Rick Randall		Fidelity National				
Tiffany Brown		First American	X			
James Griffen		First American	X			
Paul Hammann		First American	X			
Jen Modjeska		First American				
Maria Parris		First American				
Rick Randall		First American				
Dan Tift		First American				
Shawn Toor		First American				
Robin Aberasturi		Futura (Alliance; AmeriTitle)	X			
Russ Davis		Futura (Alliance; AmeriTitle)				
Cynthia Simpson		Futura (Alliance; AmeriTitle)				
Jack Wheir		Futura (Alliance; AmeriTitle)				
Brian Bowers		NexTitle				
David Fennell		NexTitle				
Stephen Routh		NexTitle				
Theresa Kolesinski		NexTitle				
Allison Davis		Old Republic	X			
Paul Brown		Old Republic				
Cidney Bryan		Old Republic				
Cameron McFadden		Old Republic	TENT			
Bill Ronhaar		Old Republic				
Steve Metcalfe		Premier Title				
Tiani Brandner		Stewart	TENT			
Matt London		Stewart				
Dwight Bickel		Title Advisor				
Ray Davis		Title Resources Guaranty				
Bob Rice		Title Resources Guaranty	X			
Steven Black		Westcor				
Erik Helgeson		Westcor				