



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, February 24, 2025

1.0 General Business

- a. Call meeting to order – Jim Blair
- b. Vacancies – Membership Committee Chair
- c. Roll call – George Peters
- d. Minutes from November 18, 2025, Board Meeting
Motion to approve Minutes
- e. President's Report – Jim Blair
- f. Executive Director Report – George Peters
 1. Current financial report, dues status
Motion to approve financial report

2.0 Continuing Business

- a. DOR Taxation of Recording Fees SB 5111/HB 1115 (This is moved to the Legislative Report – see below)
- b. Title Waiver Pilot Program – Craig Trummel
- c. WATIRO – Dan MacMillan
- d. Recording Standards Commission – JP Kissling & Lori Bullard
 1. Significant Recent Increase in Recording Fees – JP, Lori Bullard, Megan Powell – **\$5,543.00** for one document
 2. Ben Case & Lori Bullard – Recording Rejection Standards
 3. Chris Rollins – Standardization of Document Titles
 4. JP Kissling & Michelle Taylor – Court ordered alteration in Chain of Title (Racial Restrictive Covenants)
- e. ALTA Cannabis Work Group – Erin Stines
- f. Possible Bylaws Amendments (Proxies by Board Members, Committee Chair Requirements) – Erin Stines
- g. SLRAC Report – JP Kissling, Michelle Taylor
- h. State LTA Leaders Report – George Peters
- i. PRIA/PREP – Paul Merz



2024-2025 Officers

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

2023-2025 Directors

Lori Bullard
Marcella Carey
Bernt Nesset
Chris Rollins
Erin Stines

2024-2026 Directors

Ben Case
Lindsay Doucette
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, TITAC, Technology*
Maureen Pfaff-*TAN*
Craig Trummel-*Grievance*
Craig Trummel-*Nominating*
(*Automatic Board Member)

- j. OIC Consideration of WAC 284-29 Limits – Craig Trummel
- k. Uniform Marketable Title Act Review – Craig Trummel
- l. CFPB Recommendations for revisions of state statutes regarding privacy requirements (see note below from ALTA¹). *NOTE: On hold? **Discuss where CFPB stands with respect to DOGE actions?***

3.0 New Business

- a. New committee to discuss WLTA Dues Formula Calculations and Allocations between Agent & Underwriter members for 2026 – Paul Hofmann, George Peters

4.0 Committee Reports

- a. Legislative –JP Kissling/Michelle Taylor/Maureen Pfaff/Carrie Tellefson
 - 1. Main item: DOR Taxation of Recording Fees SB 5111/HB 1115 – JP Kissling, Michelle Taylor & Maureen Pfaff
- b. Judiciary – Ashley Callahan
- c. Convention – Ashley Callahan
 - 1. 2025 PNW Land Title Convention – May 19-22, 2025 – Coeur d’Alene Resort, Coeur d’Alene, ID
 - Monday – May 19 = WA Board & Annual Meetings, Reception, Dinner
 - Tuesday – May 20 = PNW Convention Sessions, Boat Cruise, Reception, Dinner
 - Wednesday – May 21 = Golf
 - Register: <https://idaholandtitle.com/events/>
 - 2. 2026 PNW Land Title Convention – May 18-20, 2026 (Monday-Wednesday), Suncadia Lodge, Cle Elum, WA
- d. Examiners Manual – Lori Bullard & Allison Davis
 - 1. Waterfront Titles Booklet, Timber & Minerals Chapter Updates – George Peters
- e. Education – Gerry Guerin & Rick Randall, Co-Chairs
 - 1. Committee Members: Paul Hofmann, Maureen Pfaff, Marcella Carey, Ben Case, Michelle Taylor
 - 2. April 19, 2025 – Lynnwood Event Center
 - 3. June 14, 2025 – Kennewick Convention Center
- f. Customer, Community & OIC Liaison – Sari-Kim Conrad
 - 1. Revise OIC Web Page – What is Title Insurance? – Draft by Sar-Kim & Craig Trummel

¹ 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 NAICC is developing.”

- g. Membership – Paul Hammann
 - 1. Approved Title & Escrow – still too expensive; will probably attend Idaho Convention
- h. WTP – Paul Hofmann
- i. Native American Lands Workgroup – Megan Powell
- j. TITAC – Paul Hofmann
- k. Agents Section – Anthony Carollo
 - 1. 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 & Annual – May 19-22, 2025 – Coeur d’Alene, Idaho; (2) Three meetings in 2025-2026 TBD; (3) Board & Annual – May 18-20, 2026 – Suncadia Resort, WA

6.0 Adjournment

Agenda handouts:

- Agenda
- List of Officers, Committee Chairs & Committee Members
- Draft minutes last Board meeting
- Financial Report
- Member/Dues Lists
- High Recording Fees Explanation
- Draft Bylaws Amendments
- Draft OIC Webpage “What is Title Insurance?”

WLTA BOARD MEETINGS to 2025 – DATE: 2-24-2025 [Indicates No Response]

OFFICERS	Position	Company	Yes	No	Voting	Proxy To
Jim Blair, WTP	President	Fig	1	0		
Ashley Callahan	Vice President	Old Republic	1	0		
Craig Trummel, WTP	Immediate Past President	WFG	0	0		No
DIRECTORS	TERM 2023-2025		0	0		
Lori Bullard, WTP	Director 2023-2025	Pacific Northwest	1	0		
Marcella Carey	Director 2023-2025	Frontier Title	1	0		
Bernt Nasset	Director 2023-2025	Horizon Group	0	0		No
Chris Rollins, WTP	Director 2023-2025	Stewart Title	1	0		
Erin Stines	Director 2023-2025	Westcor	1	0		
DIRECTORS	TERM 2024-2026		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 Title	1	0		
Gale Hickok	Director 2024-2026	Guardian Northwest	1	0		
Paul Hofmann, WTP	Director 2024-2026	Aegis Land Title	1	0		
Peter Johndrow	Director 2024-2026	Stewart Title	1	0		
Dan MacMillan, WTP	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		
CHAIRS	COMMITTEE		0	0		
Anthony Carollo	Agent Section Chair	Vista Title	1	0		
Megan Powell, WTP	Underwriter Section Chair	First American	1	0		
Michelle Taylor, WTP	Legislative Co-Chair	Fidelity National	1	0		
JP Kissling, WTP	Legislative Co-Chair	Fidelity Title	1	0		
Sari-Kim Conrad	CCR & OIC Liaison Chair	First American	1	0		
OTHERS		Total = 22; Quorum = 12	20	0	0	
George Peters, WTP	Executive Director	WLTA	Yes		N/A	
Carrie Tellefson	Lobbyist	Sound Gov't Solutions	Tent		N/A	
Sam Miller	Lobbyist	Sound Gov't Solutions			N/A	
Tom Imperiale		Agents National			N/A	
Dwight Bickel, WTP		Title Advisor			N/A	
Sean Holland, WTP			Yes		N/A	
Kris Weidenbach		Chicago Title			N/A	
Todd Miller		CW Title	No		N/A	
Troy St. George		CW Title	Tent		N/A	
Paul Merz		Integritech Solutions	No		N/A	
Kevin Fiet		Fidelity National			N/A	
Rick Randall	Education Co-Chair	Fidelity National	Tent		N/A	
Tiffany Brown		First American			N/A	
James Griffin		First American	Yes		N/A	
Paul Hammann	Membership Chair	First American	Yes		N/A	
Jen Modjeska		First American			N/A	
Maria Parris		First American	Yes		N/A	
Dan Tift		First American			N/A	
Shawn Toor		First American			N/A	
Robin Aberasturi		Futura (Alliance; AmeriTitle)	Yes		N/A	
Russ Davis		Futura (Alliance; AmeriTitle)			N/A	
Cynthia Simpson		Futura (Alliance; AmeriTitle)			N/A	
Jack Wheir		Futura (Alliance; AmeriTitle)			N/A	
Luke Currier		Land Title Skagit & Island	Yes		N/A	
Brian Bowers		NexTitle			N/A	
David Fennell		NexTitle			N/A	
Stephen Routh		NexTitle			N/A	
Theresa Kolesinski		NexTitle			N/A	
Allison Davis	Examiners Manual Co-Chair	Old Republic	Yes		N/A	
Paul Brown		Old Republic			N/A	
Cidney Bryan		Old Republic			N/A	
Cameron McFadden		Old Republic	Yes		N/A	
Bill Ronhaar		Old Republic	No		N/A	
Brian Fair		Pioneer Title, Wenatchee	Yes		N/A	
Steve Metcalfe		Premier Title	No		N/A	
Tiani Brandner		Stewart	Yes		N/A	
Matt London		Stewart			N/A	
Ray Davis		Title Resources Guaranty	Yes		N/A	
Bob Rice		Title Resources Guaranty	Yes		N/A	
Steven Black		Westcor			N/A	
Erik Helgeson		Westcor	Tent		N/A	