



Washington Land Title Association

<http://washingtonlandtitle.com>

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Agenda – Board Meeting (Zoom) Thursday, August 21, 2025

1.0 General Business

- a. Call meeting to order – Ashley Callahan
- b. Roll call – George Peters
- c. Minutes from May 19, 2025, Board Meeting
Motion to approve Minutes
- d. President’s Report – Ashley Callahan
- e. Executive Director Report – George Peters & Sean Holland
 1. Current financial report, dues status
Motion to approve financial report

2.0 Continuing Business

- a. Report of Executive Director Search Committee – JP Kissling, Gerry Guerin & Bill Ronhaar (email ballot & vote after the Convention)
- b. Committee to review dues structure and allocation among members – Paul Hofmann
- c. SB 5794 – Repeal of several tax preferences – Maureen Pfaff
- d. DOR Taxation of Recording Fees – Sean Holland & JP Kissling (Pioneer Title Ruling; Kitty Goodwin, Jesse Hamilton)
- e. New FinCen Rules – Sean Holland & JP Kissling
- f. Title Waiver Pilot Program – Craig Trummel
- g. WATIRO – Craig Trummel
- h. Recording Standards Commission – JP Kissling & Lori Bullard
 1. Ben Case & Lori Bullard – Recording Rejection Standards
 2. Chris Rollins – Standardization of Document Titles
 3. JP Kissling – Court ordered alteration in Chain of Title (Racial Restrictive Covenants)
- i. ALTA Cannabis Work Group – Erin Stines
- j. Uniform Mortgage Modification Act – Sean Holland
- k. SLRAC Report – JP Kissling, Michelle Taylor



2025-2026 Officers

Ashley Callahan, President

Anthony Carollo, Vice

President

Jim Blair, Immediate Past

President

2024-2026 Directors

Ben Case

Lindsay Doucette

Gerry Guerin

Gale Hickok

Paul Hofmann

Peter Johndrow

Dan MacMillan

Maureen Pfaff

Jensen Salisbury

2025-2027 Directors

Lori Bullard

Bernt Nettet

Chris Rollins

Erin Stines

Craig Trummel

Committee Chairs

*Marcella Carey-*Agent*

Section

*Megan Powell-*Underwriter*

Section

*Sari-Kim Conrad-*OIC*

Liaison

*Michelle Taylor, *JP

Kissling & Maureen Pfaff-

Legislative

Allison Davis-*Judiciary*

Megan Powell-*Native*

American Affairs

Gerry Guerin & Rick

Randall-*Education*

Lori Bullard & Allison Davis-

Examiners Manual

Paul Hammann-*Membership*

Paul Hofmann-WTP, *TITAC,*

TAN, Technology

Jim Blair-*Nominating*

Craig Trummel, *Grievance*

(**Automatic Board Member*)

- l. State LTA Leaders Report – George Peters/Sean Holland
- m. PRIA – Paul Merz
- n. OIC Consideration of WAC 284-29 Limits – Craig Trummel

3.0 New Business

- a. Mortgage Foreclosure Prevention Fee – Ashley Callahan
- b. Minimum Standards for Claims Handling (OIC R 2025-05) – Lindsay Doucette
- c. New 1% Remittance Tax (Federal Budget Bill) – Ashley Callahan
- d. OIC R 2025-08 – Clarifying rules on title insurer educational programs – Ashley Callahan
- e. OIC WSR 25-115-1140 Proposed Rule Making for Title Insurer Education Programs – Ashley Callahan
- f. Taxation of Live Events put on by Non-Profits (WSAE webinar) – Sean Holland

4.0 Committee Reports

- a. Membership – Paul Hammann
- b. Convention – Anthony Carollo
 1. Invite those interested to join the Committee; Organize Zoom meeting with Sean Holland; Meeting to discuss 2027 Convention, including location
- c. Examiners Manual – Lori Bullard & Allison Davis
- d. Legislative – JP Kissling/Michelle Taylor/Maureen Pfaff/Carrie Tellefson
 1. HB 1081 – Professional Buyer requirement to get a survey – Ben Case
- e. Judiciary – Allison Davis
- f. Education – Gerry Guerin & Rick Randall, Co-Chairs
 1. Report on 8-19-2025 Committee meeting
- g. Customer, Community & OIC Liaison – Sari-Kim Conrad
 1. Report attached to this Agenda
- h. WTP – Paul Hofmann
- i. Native American Lands Workgroup – Megan Powell
- j. TITAC – Paul Hofmann
- k. Agents Section – Marcella Carey
- l. Underwriters Section – Megan Powell
- m. Newsletter – George Peters, Sean Holland
- n. Grievance – Craig Trummel
- o. TAN – Paul Hofmann
- p. Technology – Paul Hofmann
- q. Nominating – Jim Blair

5.0 2025-2026 Upcoming Board & Annual Meeting Schedule:

Upcoming Meetings for 2025-2026: (1) Thursday, November 20, 2025, (2) Thursday, February 19, 2026, (3) Monday, May 19, 2025 (Convention at Suncadia); NOTE: Change from Mondays to Thursdays

6.0 Adjournment

1.0 Suncadia Resort – save the convention dates May 18-20, 2026

2.0 Adjournment

Agenda handouts:

Agenda

List of Officers, Committee Chairs & Committee Members

Draft minutes last Board meeting

Financial Report

Member/Dues Lists

Customer, Community & OIC Liaison – Sari-Kim Conrad (Report attached to this agenda)

WLTA BOARD MEETINGS 2025 to 2026 – MEETING DATE: 8-21-2025

OFFICERS	Position	Company	Yes	No	Voting	Proxy To
Ashley Callahan	President	Old Republic	1	0		
Anthony Carollo	Vice President	Vista Title	1	0		
Jim Blair, WTP	Immediate Past President	Fig Title	1	0		
DIRECTORS	TERM 2025-2027		0	0		
Lori Bullard, WTP	Director 2023-2025	Pacific Northwest	1	0		
Bernt Nasset	Director 2023-2025	Horizon Group	0	1		Tentative (but late)
Chris Rollins, WTP	Director 2023-2025	Stewart Title	1	0		
Erin Stines	Director 2023-2025	Westcor	1	0		
Craig Trummel, WTP	Director 2023-2025	WFG	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	0	0		
Peter Johndrow	Director 2024-2026	Stewart Title	0	0		Tentative
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		
Marcella Carey	Agent Section Chair	Frontier 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	0	1		
OTHERS		Total = 22; Quorum = 12	18	2	0	
George Peters, WTP	Co-Executive Director	WLTA				N/A
Sean Holland, WTP	Co-Executive Director	WLTA				N/A
Carrie Tellefson	Lobbyist	Sound Gov't Solutions				N/A
Sam Miller	Lobbyist	Sound Gov't Solutions				N/A
Tom Imperiale		Agents National	X			N/A
Dwight Bickel, WTP		Title Advisor				N/A
Kris Weidenbach		Chicago Title				N/A
Todd Miller		CW Title				N/A
Troy St. George		CW Title				N/A
Paul Merz		Integritech Solutions				N/A
Kevin Fiet		Fidelity National		X		N/A
Rick Randall	Education Co-Chair	Fidelity National				N/A
Tiffany Brown		First American				N/A
James Griffin		First American		X		N/A
Paul Hammann	Membership Chair	First American	X			N/A
Jen Modjeska		First American				N/A
Maria Parris		First American				N/A
Dan Tift		First American				N/A
Shawn Toor		First American				N/A
Robin Aberasturi		Futura (Alliance; AmeriTitle)	X			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				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				N/A
Paul Brown		Old Republic				N/A
Cidney Bryan		Old Republic				N/A
Cameron McFaddan		Old Republic	X			N/A
Bill Ronhaar		Old Republic	X			N/A
Jesse Hamilton		Pioneer Title	X			N/A
Yvonne Reppe		Pioneer Title	X			N/A
Kitty Goodwin		Pioneer Title	X			N/A
Chris Gorton		Pioneer Title	X			N/A
Brian Fair		Pioneer Title, Wenatchee				N/A
Steve Metcalfe		Premier Title				N/A
Tiani Brandner		Stewart				N/A
Matt London		Stewart				N/A
Bob Rice		Title Resources Guaranty				N/A
Steven Black		Westcor				N/A
Erik Helgeson		Westcor				N/A

Customer, Community & OIC Liaison – Sari-Kim Conrad

Report for 8-21-2025 Board Meeting

FIRST MESSAGE 7-22-2025: The individual that I previously worked with to schedule our annual meeting is no longer at the OIC. I spoke with Charles Malone and the OIC is very open to continuing to meet with us; however, he would like our meetings to be more conversational and less formal. He wants to do away with the meeting agenda and would just like a list of things that we want to talk about or want updates on so that he can make sure he has the right people in the meeting and of course we can come with any topics that we want to update the OIC on. He also advised that the title insurance subcommittee has been disbanded...

We have this year's meeting scheduled on Monday, September 15th at 11am. It will be both in person and have an option to attend online. If folks can start sending me ideas for things we would like to bring up with the OIC or things we would like to hear from them, that would be great.

UPDATE 8-6-2025: New update for the board meeting:

I received an email from the OIC today cancelling our annual meeting scheduled for Sept. I was told that with the internal title committee disbanded and it seems unlikely that recurring meetings will resume unless that group is reestablished...I just had a call with Charles Malone in July and we agreed to keep our annual meeting, so this is a little confusing.

I responded letting them know that the WLTA values its connection with our regulator and would welcome the opportunity to resume meetings with the OIC. If I hear back from them, I will give you another update, but it sounds like our September meeting is cancelled for now.

Thank you,