



Washington Land Title Association

<http://washingtonlandtitle.com>

PO Box 328, Lynnwood, WA 98046

George Peters, Co-Executive Director

206-437-5869 (Mobile)

206-260-4731 (Fax)

Sean Holland, Co-Executive Director

206-697-4199 (Mobile)

execdirector@washingtonlandtitle.com

Agenda – Board Meeting (Zoom) Thursday, November 20, 2025

1.0 General Business

- a. Call meeting to order – Ashley Callahan
- b. Roll call – George Peters
- c. Minutes from August 21, 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
2. Proposed 2026 WLTA Budget (see handout)

Motion to approve financial report

2.0 Continuing Business

- a. Mortgage Foreclosure Prevention Fee – Ashley Callahan
- b. Minimum Standards for Claims Handling (OIC R 2025-05) – Lindsay Doucette
- c. OIC Rulemaking (OIC R 2025-08 & OIC WSR 25-115-1140) – Clarifying rules on title insurer educational programs – Ashley Callahan
- d. Commissioner Kuderer – People over Profits (September 9 Function – WLTA Members attending?) – Ashley Callahan
- e. Washington State Auditors’ Conference – Anthony Carollo
- f. Taxation of Live Events put on by Non-Profits – Sean Holland
- g. Dues structure and allocation among members – Paul Hofmann
- h. SB 5794 – Repeal of several tax preferences – Maureen Pfaff
- i. DOR Taxation of Recording Fees (Pioneer Title, Fidelity National Title, NexTitle) – Sean Holland & JP Kissling
- j. New FinCEN Rules – Sean Holland
- k. Title Waiver Pilot Program – Craig Trummel
- l. WATIRO – Craig Trummel



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)

- m. Recording Standards Commission – JP Kissling & Lori Bullard
 - 1. Recording Rejection Standards – Ben Case & Lori Bullard
 - 2. Standardization of Document Titles – Chris Rollins
 - i. Rerecording Fee Reduction – Draft Legislation sent to Auditors for review
 - 3. JP Kissling – Court ordered alteration in Chain of Title (Racial Restrictive Covenants)
- n. ALTA Cannabis Work Group – Erin Stines
- o. Uniform Mortgage Modification Act – Sean Holland
- p. SAN Report (*State Advocacy Network*, formerly SLRAC) – JP Kissling, Michelle Taylor
- q. State LTA Leaders Report – George Peters/Sean Holland
- r. PRIA – Sean Holland

3.0 New Business

- a. ALTA FinCEN Compliance Survey – Sean Holland
- b. Protecting America’s Property Rights Letter – Sean Holland
- c. RON Audit Trail Required by Some Counties – Craig Trummel

4.0 Committee Reports

- a. Membership – Paul Hammann
- b. Convention – Anthony Carollo
 - Suncadia Resort – save the convention dates May 18-20, 2026
- c. Examiners Manual – Lori Bullard & Allison Davis
- d. Legislative – JP Kissling/Michelle Taylor/Maureen Pfaff/Carrie Tellefson
 - 1. The Washington State Office of the Insurance Commissioner will hold a 2026 Legislative Session Preview 12-3-2025 at 3:00 p.m. The preview will be held in the Legislative Building Columbia Room in Olympia. A virtual option will also be made available, closer to the date of the event.
- e. Judiciary – Allison Davis
- f. Education – Gerry Guerin & Rick Randall, Co-Chairs
- g. Customer, Community & OIC Liaison – Sari-Kim Conrad
 - 1. New meeting with OIC and WLTA members to be scheduled (change in OIC position)
 - 2. The Washington State Office of the Insurance Commissioner will hold a 2026 Legislative Session Preview 12-3-2025 at 3:00 p.m. The preview will be held in the Legislative Building Columbia Room in Olympia. A virtual option will also be made available, closer to the date of the event.
- 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, except for Conventions

6.0 Adjournment

Agenda handouts:

Agenda

List of Officers, Committee Chairs & Committee Members

Draft minutes last Board meeting

Financial Report

Member/Dues Lists

Proposed 2026 WLTA Budget

WLTA BOARD MEETINGS 2025 to 2026 – MEETING DATE: 11-20-2025

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	0	0		
DIRECTORS	TERM 2025-2027		0	0		
Lori Bullard, WTP	Director 2023-2025	Pacific Northwest	1	0		
Bernt Nasset	Director 2023-2025	Horizon Group	1	0		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	1	0		
Peter Johndrow	Director 2024-2026	Stewart Title	1	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	1	0		
OTHERS		Total = 22; Quorum = 12	21	0	0	
George Peters, WTP	Co-Executive Director	WLTA	X		N/A	
Sean Holland, WTP	Co-Executive Director	WLTA	X		N/A	
Carrie Tellefson	Lobbyist	Sound Gov't Solutions	X		N/A	
Sam Miller	Lobbyist	Sound Gov't Solutions	X		N/A	
Tom Imperiale		Agents National			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	X		N/A	
Paul Merz		Integritech Solutions	Tent		N/A	
Kevin Fiet		Fidelity National			N/A	
Rick Randall	Education Co-Chair	Fidelity National			N/A	
Tiffany Brown		First American			N/A	
Mary Cross		First American			N/A	
James Griffin		First American			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)			N/A	
Russ Davis		Futura (Alliance; AmeriTitle)	Tent		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	
Jessica Baldwin		Old Republic			N/A	
Cidney Bryan		Old Republic			N/A	
Cameron McFaddan		Old Republic			N/A	
Bill Ronhaar		Old Republic	X		N/A	
Jesse Hamilton		Pioneer Title			N/A	
Yvonne Reppe		Pioneer Title			N/A	
Kitty Goodwin		Pioneer Title			N/A	
Chris Gorton		Pioneer Title			N/A	
Brian Fair		Pioneer Title, Wenatchee			N/A	
Tiani Brandner		Stewart			N/A	
Matt London		Stewart			N/A	
Bob Rice		Title Resources Guaranty	X		N/A	
Steven Black		Westcor			N/A	
Erik Helgeson		Westcor			N/A	