



Washington Land Title Association

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Minutes Board of Directors Meeting November 20, 2025, Zoom Meeting

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 Ashley Callahan at 11:05 am.
- b. Minutes from the August 21, 2025, Board of Directors meeting.
Action: The Board approved the minutes.
- c. **President’s Report** – Ashley Callahan.

Ashley reported on her attendance at ALTA One. Four takeaways from the convention: (1) artificial intelligence’s coming effect on the title industry, (2) preparation for FinCEN, (3) multiplying types of fraud and title industry efforts to combat fraud, and (4) taking care of people in title industry, enabling advancement for folks currently in the industry and making room for incoming younger workers. Megan Powell was congratulated for receiving the ALTA Values award.

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

Financial Report: We aim to end the year with \$20,000 in the bank. Our expected balance will be a little less than that. Nearly all dues have been collected. Single underwriter exception is Agents National. The list of agents shows several no longer being billed separately for dues because of acquisitions by underwriters or other agents. List is annotated for history of acquisitions.

Action: The Board approved the financial report consisting of the balance statement and the profit and loss.

2026 Budget – George Peters

The budget (top line) shows money we should have in the bank as of January 1. It will be well short of the \$20,000 we normally aim to have at year end. There will be enough to pay Carrie, but payments to the co-executive directors will probably be deferred. The budget does not show



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 Nesset
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)

¹ **Note:** See attached roster, which shows attendance of Board members & others interested in attending Board meetings.

the amount coming in from underwriters and agents because (a) the total budget amount needs to be approved by the board and (b) the allocation between underwriters and agents needs to be decided. Budget expenses are roughly the same as prior years, except for a new budget item of about \$3,000 per year for Glue Up (management software). Budget presumes a single seminar in 2026. Total budget is \$168,285.

Action: The Board approved the budget.

New Attendee: George welcomed first time participant Rebecca Hofmann, Agency Representative at Stewart Title.

2.0 Continuing Business

a. **Mortgage Foreclosure Prevention Fee – Ashley Callahan**

Fee is now being routinely collected. The bar association indicated the money generated might be helping borrower workouts. Carrie Tellefson said that the mediation program had been around since 2012. The law was intended to raise funds but clean up legislation may be coming to deal with some situations such as mobile homes. Michelle Taylor said that the Escrow Association may be seeking a carve out for seller financing. Craig Trummel noted that WFG has been sending in an \$80 check from each transaction, triggering a call from Department of Commerce requesting a bulk payment. WFG has continued to send in individual checks. Other issues mentioned were potential liability in future years if Commerce noted a discrepancy between mortgages recorded and fees remitted and the effect on courtesy recordings. Between fees like this and FinCEN, courtesy recordings might become a thing of the past.

b. **Minimum Standards for Claims Handling (OIC R 2025-05) – Lindsay Doucette**

OIC did first pre-publication draft, comments were submitted. Second pre-publication draft issued that really didn't change anything, new comments submitted. Quiet since. Asheley stated a concern with the insured's ability to request materials from the claims file which could potentially include matters covered by attorney-client privilege. OIC did not seem to understand the privilege issue.

c. **OIC Rulemaking (OIC R 2025-08 & OIC WSR 25-15-140) – Clarifying rules on title insurer educational programs – Ashley Callahan**

Ashley said that Bill Ronhaar had prepared a redlined comparison of the current and proposed rules. Proposal would eliminate reference to "educational seminar" and add new term "educational program." An educational program would not include social media posts, blog posts, or brief informational articles on company or agency websites and available to the general public. George asked about applicability to the WLTA newsletter. JP Kissling and Paul Hofmann said that the rules would apply to companies, not the WLTA. Sean Holland said that a more recent version had been released at WSR 25-21-136.

d. **Commissioner Kuderer – People over Profits (September 9 Function) – Ashley Callahan**

Paul Hofmann attended the fundraiser. He noted that the commissioner's main concern was medical insurance. He asked the commissioner why his company faced a 26% increase in medical premiums, not actuarially based, whereas the OIC was not approving the WATIRO rate filings, leaving him squeezed from both sides. [*ED Comment: Delete from future agendas*]

e. **Washington State Auditors' Conference – Anthony Carollo**

Anthony spoke on deed fraud. The auditors were talking about using deed notification software, but the cost of adding it to auditor systems is prohibitive. Due to the cost, the auditors are not doing anything on the preventative end, other than trying to educate the different county

auditors. JP asked if the ALTA 49 endorsement was mentioned. Anthony said no. JP said he was working with the Yakima County auditor to provide notifications. Maureen Pfaff said the Clallam County auditor had indicated a notification add-on to their system would be too expensive. [ED Comment: Delete from future agendas]

f. **Taxation of Live Events put on by Non-Profits – Sean Holland**

Education Committee will need to decide whether charge sales tax on seminars or eat the cost. George said that we should not seek CLE credit for any speakers at the convention in order to avoid potential tax liability. Paul said we should be very conservative in our approach. Ashley asked about the law. Carrie said some lawmakers were looking to make some fixes to the 2025 law, but a fix would be problematic because it would probably result in a bigger budget hole. Paul expressed concern about potential liability for every Tri-State convention, even the ones in Idaho.

g. **SB 5794 – Repeal of Tax Preferences – Maureen Pfaff**

Repeal of existing law did not appear to have an adverse effect. Carrie noted that the intent was to repeal obsolete sections of the code that weren't in use. [ED Comment: Delete from future agendas]

h. **DOR Taxation of Recording Fees (Pioneer Title, Fidelity National Title, NexTitle) – Sean Holland & JP Kissling**

JP reported no recent info. We are waiting on news from the affected companies. George reported that he'd been contacted by another member that was facing an imminent audit. Allison Davis reported that the Judiciary Committee would be interested in having WLTA get involved when the litigation is at the appropriate step. George said there's no current budget item for an amicus brief. Ashley noted that we need to know where Fidelity is in its litigation so we can be ready to offer an amicus brief. Carrie said that the WLTA had made a good effort in the 2025 session and won legislators' sympathy and the policy argument. But there's no money in the budget to fix. Our effort was hampered by the inflated fiscal note produced by the Department of Revenue. Carrie met with Rep. Berg, chair of Finance Committee, in recent weeks and was told no bills would be approved that have new costs associated with them. Carrie will also meet with the Senator Frame on the Ways and Means Committee in December, but expects same answer. Chair of Ways and Means just circulated an e-mail saying "don't bring me any bills with fiscal notes." An option would be to ask for an opinion or advisory. Sean asked what is DOR's conceptual distinction between recording fees and every other pass-through, such as mortgage payments, excise tax, and property tax. Carrie said these other pass-throughs had been discussed with DOR, which had a roundabout argument for recording fees. Notably, DOR has said the recent foreclosure fairness fee is not taxable. Maureen said that she and JP posed same request for the conceptual distinction in the meeting with DOR and the answer was "I don't know enough about your business to answer that question." Paul expressed concern about spurring DOR to look at that side of the settlement statement.

i. **Dues Structure and Allocation among Members – Paul Hoffman**

A committee was formed to look at how dues are split between agents and underwriters, which had been a set percentage to each. Consolidation has led to a reduction in dues paying agents. Example: Paul's own operation is a single dues paying member that has removed four dues paying members. The end result of agent members being acquired by other agents and underwriters is a significant increase in dues to agent members because the same percentage of total dues is being shared by fewer and fewer agent members. The committee has begun considering the issue. George has asked other associations how they allocate dues, and learned they have the same challenge. The committee should continue its work in 2026 with the hope

that by this time next year it will develop a new rationale and formula. This is a challenge that may go back 20 years to when Paul first joined the board and Jack Lancaster was working on this issue. Today we don't have that new structure. But if we simply took the fact that there has been a significant reduction in the number of agents, we could adjust the current 70-30 split to an 80-20 split. George noted that on underwriter side it's a simple matter to allocate dues based on publicly available income numbers published by ALTA. On the agent side Jack developed a formula that was based on the population of counties where they operate. There are dues tiers based on county population. It's an awkward calculation, but the benefit is no financial information is required from agents. Paul said that the committee will be looking at Jack's formula and the question of whether county population is the right way to do it. The question for today is whether the 30% allocation to agents is still equitable when the number of agents has dropped by 40% since Jack developed the formula. For this year, should we change the 70-30 allocation to 80-20? George said that would go some way to making it more equitable while the formula is fine tuned. Chris Rollins said that after looking at how different states do it, for this year an 80-20 split was most equitable. Cameron McFaddan agreed and suggested that the matter be put to a vote.

Action: The Board approved that the 2026 budget be allocated 80% to underwriters and 20% to agents.

Gail Hickock asked if agent financials could be provided to a third party to come up with individual agent shares. Gail accepted Paul's invitation to join the committee.

j. **New FinCEN Rules** – Sean Holland

The only thing new is that the implementation is postponed until March 1, 2026.

k. **Title Waiver Pilot Program** – Craig Trummel

Nothing new from ALTA. Cameron said that word from Idaho was that a lender may have started a pilot program for with Doma for refinances.

l. **WATIRO** – Dan MacMillan

WATIRO is still working through OIC's objections made to WATIRO's August filing. One set of objections focused on the wording of the rules in the rate manual. The second set was actuarial. The chief OIC actuary participated in a call with WATIRO and seemed more reasonable than the OIC actuary WATIRO is normally dealing with on its rate filings. That call and subsequent calls have enabled progress on addressing the OIC objections. On the rate manual wording issue the OIC conceded that if any WATIRO member had a similar rule in its manual, the OIC would accept the WATIRO wording. Dan and Megan Powell went through the WATIRO manual and wherever possible adopted the language or rule from a member manual. Dealing with the actuarial objections continues to be a challenge given the OIC's desire to review historical data and historical rate changes across all company manuals. The OIC wanted to look at all member rate manuals for a 20-year period. It made no sense to include manuals from before 2016 because that is the first year the actuarially justified requirement took effect. Conversations with the OIC have narrowed that down to members representing 80% of the market and filings from 2017. This week the OIC is supposed to provide WATIRO's actuaries with confirmation of the specific manuals to use to calculate an objection-free method of calculating the general rate schedule. WATIRO's members will then be able to review the general rate schedule. WATIRO owed a response to the OIC by the end of November, but that might get extended to the end of December to give each WATIRO member time to review the rates with their business people. A decision by the WATIRO board will be based on what rates are acceptable to individual WATIRO members.

m. **Recording Standards Commission – JP Kissling**

1. Recording Rejection Standards Commission – Nothing to report.
2. Standardization of Document Titles – Chris had nothing to report, waiting on the auditors.
3. Re-recording Fee Reduction - When JP last spoke with Marianne Nichols, Pend Oreille County auditor, she asked whether WLTA would running a bill in 2026 to reduce fees for re-recording. That’s something to discuss, but it would be burdened by a fiscal note. JP recommended that we instead lay the groundwork to advance our bills in the long session in 2027. Carrie noted that we need to engage the housing advocates because they are very protective of the surcharges added to recording fees. JP said that he just heard from Marianne Nichols and the auditors would be happy to do whatever they need for the re-record bill. If we put it together before spring they would support it as a priority bill for their association.
4. Court Ordered Alteration in Chain of Title (Restrictive Covenants) – Nothing to report.

n. **ALTA Cannabis Work Group – Erin Stines**

There was a report in August that the federal government would be issuing a reclassification. But no word since then.

o. **Uniform Mortgage Modification Act – Sean Holland**

Sponsor Senator Jamie Pedersen agreed to incorporate WLTA’s suggested amendment to require recording of mortgage modifications that would extend the maturity date to more than six years after the original maturity date, or six years after the last recorded extension of the maturity date.

p. **SAN Report (*State Advocacy Network, formerly SLRAC*) – Michelle Taylor**

Nothing to report.

q. **State LTA Leaders Report – George Peters**

Nothing to report.

r. **PRIA – Sean Holland**

Whether WLTA should join PRIA was discussed at the last board meeting. Paul Merz recommended we join PRIA. Sean will talk to Elizabeth Blosser at ALTA re: utility of joining PRIA and report at next board meeting. Rick Randall volunteered to be the WLTA contact to PRIA if we join.

3.0 New Business

a. **ALTA FinCEN Compliance Survey – Sean Holland**

Sean forwarded the survey to WLTA members at ALTA’s request. On a recent ALTA Government Affairs Committee call it was announced that ALTA had a good response, but nothing specific was said about survey results. [*Comment: Delete from future agendas*]

b. **Protecting America’s Property Rights Letter – Sean Holland**

A total of 37 state land title associations representing 42 states signed on in support. [*Comment: Delete from future agendas*]

c. **RON Audit Trail Required by Some Counties – Craig Trummel**

Mason County (and maybe one other) was requiring some sort of audit trail. This is neither a big deal nor statewide, so no action is needed unless it starts creating issues for folks.

d. **NW Multiple Listing Service Letter** – George Peters

NWMLS had asked that the WLTA communicate with the NWMLS compliance department about the time required for issuance of commitments and legal descriptions in Okanogan County delaying NWMLS’s own compliance process. Board consensus was this was not appropriate matter for WLTA involvement. Ashley had drafted a response stating that the WLTA is unaware of state requirements and has no data on the issue. Sari-Kim Conrad noted that years ago the OIC website said that the last vesting deed could be used, but the realtors wanted a commitment. Lori Bullard said that years ago the MLS would allow the last vesting deed to be used only a placeholder until the commitment was issued. George said he could reply for the WLTA.

4.0 Committee Reports

a. **Membership Committee**– Paul Hammann

Nothing to report.

b. **Convention Committee** – Anthony Carollo

Mark your calendars from May 18-20 at Suncadia.

c. **Examiners Manual Committee** – Lori Bullard & Allison Davis. No new report.

d. **Legislative Committee** – JP Kissling/Michelle Taylor/Maureen Pfaff/Carrie Tellefson..

JP said we’re less than 60 days out. Carrie noted that bills introduced in 2025 that did not pass will carry over to the 2026 session. She anticipates a flurry of bills being introduced. She will be attending the OIC legislative preview on December 3. JP will be attending the Washington Realtors Hill Day in 2026.

e. **Judiciary Committee** – Allison Davis.

Allison reported that an amicus request was received that morning. The request was from an individual who sued his former employer for wrongful termination. He lost and wound up with a judgment for \$135,000 entered against him. Allison will continue to look into the matter, and will assemble the committee if there is anything for it to consider. But her initial review suggests we will decline to file an amicus brief.

The Washington Supreme Court involving the Flying T Ranch and the Stillaguamish Tribe resulted in a holding that tribal sovereign immunity can’t be abrogated through *in rem* jurisdiction over tribally owned non-reservation lands for purposes of a quiet title action. This reaffirms the established rule that a tribe’s sovereign immunity can be lost only by the tribe’s express waiver or an act of Congress.

Another Supreme Court ruling in October gave mortgage servicer West Coast Servicing a second chance to litigate a case where there are conflicting court decisions. A borrower obtained a decision in the Court of Appeals that the statute of limitations to foreclose his deed of trust ran six years after his bankruptcy filing. Shortly after that decision the same division of the Court of Appeals went the other way in a homeowner association dues. In the dues case the court held that each dues installment renewed the statute of limitations. The Supreme Court ruled that the Court of Appeals had erred on the mortgage foreclosure case, giving the servicer a second chance to challenge the decision in favor of the borrower.

In a Clark County case, *Stoney Meadows Homeowners Ass’n v. Kley*, the Court of Appeals held that an owners’ association cannot gain ownership of a road by adverse possession even though it had been maintaining the road for over 20 years. The road had been shown as a private road on the plat, had never been dedicated or conveyed to the association, and title remained vested in the declarant. A third party bought property to the north of the plat and sought an access

easement over the road from the association. They could not reach agreement. The third party obtained a litigation guarantee showing the title to the road was still held by the declarant, from whom they obtained a deed. The main factor against the association's claim to the road was that it had not done anything hostile to the holder of the record title.

A concluding observation was the recent proliferation of questionable experts in litigation and arbitration. For example, a nuclear physicist with zero relevant experience opining on the validity of a note.

f. Education Committee – Gerry Guerin & Rick Randall

Gerry advised that the fall seminar will be at the Lynnwood Event Center on October 10. Committee to revisit in 2026 the options for continuing with seminars. Geoge noted that depending on attendance at Lynnwood we can assess future options, including holding seminars on both sides of the state. Paul noted that participation has been sliding, particularly among underwriter employees. He urged underwriters to encourage their direct operations to send people to the seminars. Gerry said that the effort needs to be both on the underwriter side, getting word out to team members, and on the committee side, making sure we have good contact info to get the word out. There was further discussion of the value of attending live seminars and WLTA resources, particularly the Examiners Manual.

g. Customer, Consumer & OIC Liaison Committee – Sari-Kim Conrad.

In July she was called by the Chief Deputy Insurance Commissioner, Charles Malone. He was looking forward to the meeting with the WLTA. At the beginning of August she received a call cancelling the meeting because the OIC title insurance committee had been disbanded. Later on an article appeared in The Legal Description in which several NAIC Title Insurance Working Group members emphasized the importance of communication between regulators and title companies. The following day Charles e-mailed to ask if the WLTA had any topics to discuss at an annual meeting. Sari then asked the board for suggested topics. One was clarification around marketing limitations, especially since the OIC had removed the Q&A from their web site. JP mentioned inviting them to our convention. George mentioned that in the past the commissioner would be invited to speak at the convention. Megan suggested a Title 101 class because the folks with title industry experience are no longer with the OIC. Gerry noted that removing the FAQ from the web site seemed counterproductive to educating consumers. We could try to revisit the relationship with the OIC now that it has new leadership. George mentioned Patty Kuderer's breakfast meeting at the 2024 convention which seemed extremely productive. JP suggested offering two free seats at our next convention. Carrie said that the OIC may be sensitive about accepting anything for free, but we could explain the precedent when we invite them. In discussing the agenda with Charles, it would be good to know if the commissioner would be in attendance. A high level background introduction could be helpful, as well as the makeup of the WLTA, because the commissioner may not be familiar with the distinctions between agents and underwriters. Because title insurance is different from everything else regulated by the OIC, background could be useful to the commissioner and her team. Sari said that a couple of years ago in a meeting JP had mentioned wire fraud, which was completely new to the OIC folks who had no idea how the title industry protects consumers. George said we should break this into three separate topics: (1) meeting between industry members and the OIC, (2) inviting them to our seminars (possibly offering to pay), and (3) whether someone from the OIC should attend our convention in any official capacity, to include speaking. He suggested that each be addressed separately. Sari said she had told Charles she would reach out after today's board meeting. Sean suggested that on the educational piece we should cover how we protect consumers and how various alternatives to title insurance, such as home title lock, fail to protect consumers. Also, alternatives such as attorney opinion letters. Legislative initiatives on these issues is really something the OIC

should be looking to lead. It may help to encourage them to what the NAIC may be doing on these issues. Carrie said it would be good for the first meeting to be a getting to know the industry exercise, leaving possibly contentious issues for follow up. Once a year would be good. But this industry doesn't raise as many red flags as some of the other insurers, so that's probably why there aren't more meetings.

h. **WTP** – Paul Hofmann.

During COVID we stopped requiring continuing education. We need to bring that requirement back. There will be an e-mail going out to notify folks. This year we've had one person take the test and one more request the test, which is 50% better than last year. Paul encouraged both underwriters and agency owners to get the word out about WTP. The more WTPs we have, the more relevance the credential has. Gerry asked about Sean's e-mail that set out 2025 credits for Lynnwood only. Sean replied that we have the attendance sheets for Kennewick, but they haven't yet been entered on the spreadsheet. One reason for not updating with the Kennewick figures was that all the folks who need to renew this year have enough credits without Kennewick.

i. **Native American Lands Workgroup** – Megan Powell.

In the Lac de Flambeau case in Wisconsin the United States filed a last minute appeal of the decision giving the homeowners access. The case is from Wisconsin, but it has a major impact for our industry. It shows how critical it is to check access when a road runs through land held in trust or restricted fee for a tribe or individual Native American. There is a federal process for establishing a right of way across these lands and lot of time to rights of way expire. That's what happened in the case. The right of way expired after 50 years and no one paid attention or bothered to renew it. The surrounding properties kept getting insured with good access. This scenario has occurred in New Mexico, New York, California, all over, and it's incredibly contentious. In this case the tribe barricaded the roads, keeping homeowners from driving to work, school, doctor's appointments. Some resorted to snowmobiling across frozen lakes. The court ruled in favor of the homeowners. But the land under the roads is held in trust by the United States for the tribe, which is why the United States appealed.

j. **TITAC** – Paul Hofmann.

Account currently has \$6,106.50. We raise funds by an auction at the convention and the 50-50 raffle at the education seminar. Paul will be at the 2026 convention so there will be an auction. George asked about the organizational documentation. Paul confirmed it's been completed. Carrie mentioned the pre- and post-session fundraising freezes and noted that 2026 will be a major election year with all of the House and half the Senate up for election.

k. **Agents Section** – Marcella Carey. Nothing to report.

l. **Underwriters Section** – Megan Powell. Nothing to report.

m. **Newsletter** – George Peters.

Keep in mind we'll need Legislative, Judiciary, and President's report.

n. **Grievance** – Ben Case.

Ben said his company had filed a complaint with the OIC about a competitor. They had reached out to the competitor, which indicated that their sales practices were compliant. After discussing with Craig it was decided the issue should be run through the OIC. George said there's some awkwardness due to provisions in the bylaws for presenting a grievance to the executive director for referral to the board, but the board has never established guidelines for reviewing grievances. In addition, probably 99% of matters that might be referred to the Grievance Committee would be more appropriately addressed to the OIC. George

recommended that someone review the bylaws with a view toward possibly eliminating the Grievance Committee. Discussion of a grievance would be hard to do without one member stating what their practices are and how the competitor's practices diverge in an inappropriate way. In other words, verging on an antitrust problem. George suggested that Sean could follow up during the coming year to for possible amendment of the bylaws. Paul recalls that in 2005 or 2006, when the OIC introduced new rules, it was suggested that we outline what you can and cannot do. It was decided that the WLTA should not go on record opining what was appropriate in the context of marketing. JP asked how are we defining "grievance"? George pointed out that it's a good question because we lack a definition of "grievance." JP thought "grievance" should not apply to external matters between two members, but rather to a member's dispute with the WLTA itself. Matters between members are for the OIC. But there should be a way to resolve a concern that a member has with the WLTA, such as a committee being unwilling to hear from a member, or a member being treated inappropriately by the WLTA. George said if that's the intent, it should be defined in the bylaws. An amendment could be drafted, presented to the board, and if the board approves, submitted to the membership. Dwight Bickel, who was on the bylaws revision when the Grievance Committee was discussed, said that that while there could an internal grievance, he had not seen it happen in decades of involvement with the WLTA. It wouldn't hurt to review the bylaws, but there's no safe way to articulate a standard. There should never be a group decision that could be considered antic-competitive. George noted that the bylaws may have been dated in 1905 or shortly afterwards, in any case years before antitrust would have been a consideration for the WLTA. George suggested to Ashely have a group address the issues. Ben was fine with leaving the bylaws as is as perhaps providing a way to have a brokered conversation between parties over an issue. Paul recommended that further discussion be deferred. Ashley agreed that we need to figure out a strategy, another time.

o. **TAN** – Paul Hofmann.

Paul would like to send out an e-mail with a link to signing up for TAN to as many board members as possible. We need more people on it. We used it when we needed some support against DOR and it had an impact. People are going to get maybe three e-mails a year.

p. **Technology** – Paul Hofmann. Nothing to report.

q. **Nominating Committee** – Jim Blair. No report.

5.0 Upcoming Meetings

Upcoming Meetings for 2026: (1) Thursday, February 19, 2026, (2) Monday, May 19, 2025 (Convention at Suncadia); NOTE: Change from Mondays to Thursdays. George noted that today was the first meeting in ages with every board member present.

6.0 Adjournment

Meeting adjourned at 3:04 p.m.

Attested:



Sean Holland, Co-Executive Director

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	1	0		
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	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		
			Total = 22	Quorum = 12	22	0

OTHERS			✓
George Peters, WTP	Co-Executive Director	WLTA	X
Sean Holland, WTP	Co-Executive Director	WLTA	X
Carrie Tellefson	Lobbyist	Sound Gov't Solutions	X
Sam Miller	Lobbyist	Sound Gov't Solutions	X
Dwight Bickel, WTP		Title Advisor	
Kris Weidenbach		Chicago Title	X
Todd Miller		CW Title	
Troy St. George		CW Title	X
Paul Merz		Integritech Solutions	
Kevin Fiet		Fidelity National	
Rick Randall	Education Co-Chair	Fidelity National	X
Tiffany Brown		First American	
Mary Cross		First American	
Paul Hammann	Membership Chair	First American	X
Jen Modjeska		First American	
Maria Parris		First American	X
Hannah Rayfield		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)	

OTHERS			✓
Luke Currier		Land Title Skagit & Island	
Brian Bowers		NexTitle	
David Fennell		NexTitle	
Stephen Routh		NexTitle	
Theresa Kolesinski		NexTitle	
Allison Davis	Exam Manual Co-Chair	Old Republic	X
Jessica Baldwin		Old Republic	X
Cidney Bryan		Old Republic	X
Cameron McFadden		Old Republic	X
Bill Ronhaar		Old Republic	
Jesse Hamilton		Pioneer Title	
Yvonne Reppe		Pioneer Title	
Kitty Goodwin		Pioneer Title	
Chris Gorton		Pioneer Title	
Brian Fair		Pioneer Title, Wenatchee	
Matt London		Stewart	
Rebecca Hofmann		Stewart	X
Bob Rice		Title Resources Guaranty	X
Andrew Ford		Westcor	
Erik Helgeson		Westcor	