



## State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

## Insurance Department

JONATHAN T. PIKE  
Insurance Commissioner

### Title & Escrow Commission Meeting

(<https://insurance.utah.gov/licensee/title/tec>)

**Date:** **May 13, 2024**

**Time:** **9:00 AM**

**Place:** **In Person**  
Taylorsville SOB  
4315 S. 2700 W.  
Flaming Gorge Room  
Taylorsville, UT 84129

**Virtual**  
Google Meet

### ATTENDEES

#### TITLE & ESCROW COMMISSION

xChair, Kim Holbrook (*Insurer, Davis County*)      xNathan Sprague (*Insurer, Utah County*)  
xVice Chair, Jeff Mathews (*Public, Morgan County*)      xTina Williams (*Agency, Juab County*)  
xKevin Parke (*Agency, Salt Lake County*)

#### DEPARTMENT STAFF

xJon Pike, *Insurance Commissioner*      xReed Stringham, *Deputy Comm.*      xTracy Klausmeier, *P&C Dir.*  
xRandy Overstreet, *Licensing Mgr.*      Patrick Lee, *Finance Dir.*      Kelly Christensen, *P&C Asst. Dir.*  
xMichael Covington, *CE Specialist*      xSteve Gooch, *PIO Recorder*

#### PUBLIC

Andy Bryner	Creed Stephenson	Kirk Smith
Trevor Mooney	Blaine Einzinger	Bob Rice
Jessica Goodman	TJ Johnson	Nikki Gonzalez
Dan Orullian	Michael Smith	Wendy Jeffery
Matt Ryden	Frank Medina	Blake Heiner
Brianna Dowling	Chase Phillips	Matt Sager
Jill Cannon	Mike Sumner	James Seaman
Cort Ashton	Kenneth Roberts	Mark Gonzalez

### MINUTES — Not Approved

#### General Session: (Open to the Public)

- **Welcome** / Kim Holbrook, Chair (9:03 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
  - *Timestamp 03:35*
  - **Motion by Nate to adopt minutes. Seconded by Kevin. Motion passes 5-0.**
    - YEA: Kim, Nate, Kevin, Tina, Jeff
    - NAY: None
- **Concurrence Reports**
  - Licenses
    - *Timestamp 04:35*

- **Motion by Kevin to concur. Seconded by Nate. Motion passes 5-0.**
      - YEA: Kim, Nate, Kevin, Tina, Jeff
      - NAY: None
  - Continuing education
    - *Timestamp 05:30*
    - **Motion by Nate to concur. Seconded by Kevin. Motion passes 5-0.**
      - YEA: Kim, Nate, Kevin, Tina, Jeff
      - NAY: None
- **Update on 2024 Goals**
  - ULTA report / Kim
    - *Timestamp 06:30*
    - The ULTA convention is in July. They are working on topics for the meeting.
- **New Business**
  - Five-year reviews of title rules / Steve
    - *Timestamp 07:50*
    - Five-year reviews are done to make sure rules are still useful and working as they should, and whether they should be kept on the books. Changes can't be made during a five-year review, but they can be made later.
    - The review file for R592-6 is the version that includes the changes that have been proposed.
    - Discussion by the TEC about whether to continue R592-6, R592-7, R592-8, and R592-9.
    - **Motion by Nate to continue the rules as stated. Seconded by Kevin. Motion passes 5-0.**
      - YEA: Kim, Nate, Kevin, Tina, Jeff
      - NAY: None
  - Questions regarding ABA status / Reed
    - *Timestamp 18:05*
    - The UID will be sending out a brief questionnaire about affiliated business arrangements to the industry, and the results will be delivered to the DRE.
  - Update on hiring MCE for title / Tracy
    - *Timestamp 19:35*
    - Discussion about what the UID is looking for in a market conduct examiner, and how the process is going.
  - Marketing question / Tracy
    - *Timestamp 22:10*
    - The UID has received a lot of questions lately about the use of podcasts and YouTube videos by title licensee, and whether they constitute advertisements.
    - Discussion about whether podcasts or videos constitute advertisements, and whether they cross over into unfair inducement.
    - Tracy asks the TEC to look for some title-related podcasts and videos, and we can have more discussion in June.
    - Matt Sager recommends addressing the issue via bulletin instead of further amending R592-6.
    - Chase Phillips agrees with the idea of clarifying the definition of "advertisement," but thinks these sorts of things are a great way for the industry to educate the public.
    - Discussion about what types of content may be allowed or disallowed, and what types of podcasts or videos are currently being produced.
    - James Seaman asks about revising older bulletins. Tracy says many will need to be revised or repealed, and it will happen when the amendments are made effective.
- **Old Business**
- **Other Business**
  - TEC/REC meeting / Kim
    - *Timestamp 48:20*

- The TEC and DRE will meet immediately after this meeting.
- Update on R592-6 / Matt Sager
  - *Timestamp 49:00*
  - Matt asks if the UID has received any comments or requests for a hearing. Reed says no.
- **Hot Topics**

*Executive Session* (None)

- **Adjourn** (9:55 AM)
  - **Motion by Nate to adjourn. Seconded by Kevin. Motion passes 5-0.**
    - YEA: Kim, Nate, Kevin, Tina, Jeff
    - NAY: None
- **Next Meeting: June 10, 2024** — Flaming Gorge Room, Taylorsville State Office Building

**2024 Meeting Schedule**

<b>Jan 22</b> Flaming Gorge	<b>Feb 12</b> Flaming Gorge	<b>Mar 11</b> Flaming Gorge	<b>Apr 8</b> Flaming Gorge	<b>May 13*</b> Flaming Gorge	<b>Jun 10</b> Flaming Gorge
<b>Jul 8</b> Flaming Gorge	<b>Aug 19</b> Flaming Gorge	<b>Sep 9</b> Flaming Gorge	<b>Oct 21*</b> Flaming Gorge	<b>Nov 18</b> Flaming Gorge	<b>Dec 9</b> Flaming Gorge

\*Proposed TEC/REC meeting immediately following