



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/licensees/title/tec/>)

Date: July 14, 2025

Place: In Person

Virtual

Time: 9:00 AM

Taylorsville SOB
4315 S. 2700 W.
Flaming Gorge Room
Taylorsville, UT 84129

Google Meet

ATTENDEES

TITLE & ESCROW COMMISSION

xChair, Nathan Sprague (*Insurer, Utah County*) xKim Cruz (*Insurer, Salt Lake County*)
xVice Chair, Kevin Parke (*Agency, Salt Lake County*) xJeff Mathews (*Public, Morgan County*)
xDoug Newell (*Agency, Carbon County*)

DEPARTMENT STAFF

xJon Pike, *Insurance Commissioner* Reed 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* xJeanine Couser, *Notary Public*

PUBLIC

Kim Holbrook	Tina Williams	Joseph McPhie
Cort Ashton	Matt Sager	Madina Alocozy
Samuel Jensen	TeJay Rasband	Terrie Lund
Pattie DeNunzio	Brenda Holliday	Blake Heiner
Ronda Landa	TJ Johnson	Wade Taylor
Tylar Mollenhauer	Carol Yamamoto	Blaine Einzinger
John Smith	Frank Medina	Brooke Adair
Nikki Gonzalez	Crystal Keele	Bob Rice
Jim Haslam	Matt Ryden	Abbie Bown
Megan Skuster	Danielle Odom	Wendy Jeffery
Krystal Cruz	Tami Pupunu	"Cole"
"Freedom Title Insurance Agency"		

MINUTES — Not Approved

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair (9:03 AM)
- **Telephone Roll Call**
- **Swear in New Board Members** / Jeanine Couser
 - *Timestamp 03:28*
 - Swear in Doug Newell

- Swear in Kim Cruz
- **Thank Outgoing Members for Service / Commissioner Pike**
 - *Timestamp 06:25*
 - Commissioner Pike expressed appreciation for the service of the outgoing commission members, acknowledging their significant time and effort.
 - Nate expressed thanks for the service of the outgoing members, including Kim's leadership as past chair and Tina's contributions as co-chair.
- **Adopt Minutes of Previous Meeting**
 - *Timestamp 12:35*
 - **Motion by Jeff to adopt minutes. Seconded by Kevin. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
- **Concurrence Reports**
 - Licenses
 - *Timestamp 13:50*
 - Randy clarified Orange Title Insurance Agency's reinstatement, explaining that the expiration date remains the same after reinstatement, meaning they don't get a full two years from the reinstatement date.
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
 - Penalties
 - Reltco of Utah LLC, Docket #2024-4681
 - *Timestamp 17:17*
 - This case involved the revocation of the respondent's license.
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
 - Olga Sandoval, Docket #2025-4799
 - *Timestamp 19:52*
 - This case involved a cease and desist order issued because the respondent was found working in the industry at numerous agencies without a license and without written consent from the commissioner.
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
 - Secure Title Insurance Agency, Docket #2025-4813
 - *Timestamp 22:27*
 - The respondent stipulated to a \$500 forfeiture for failure to file their 2024 annual report by the May 1 deadline.
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
 - Combined discussion and voting on P1 Title Insurance Agency LLC, Docket #2025-4814; True Concept Title, Docket #2025-4815; and Endpoint Digital Closings LLC, Docket #2025-4822
 - *Timestamp 23:55*
 - Each of these cases involved failure to file their 2024 annual report by the May 1 deadline, with stipulated forfeitures for each.
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**

- YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
- Continuing education
 - *Timestamp 26:39*
 - **Motion by Kevin to concur. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff
 - NAY: None
- **Update on 2025 Goals**
 - ULTA report / Kim
 - *Timestamp 28:20*
 - The ULTA convention is July 31 and August 1 at Snowbird's Cliff Lodge.
 - The convention will include a golf tournament, dinner, and a day of classes on topics such as fraud prevention, ALTA initiatives, FinCEN reporting, legislative recap, water rights, and handling subpoenas.
- **Marketing Questions** / Tracy

Final determinations posted at <https://insurance.utah.gov/licensees/title/tec/#marketing-questions>.

 - Q1: Notice of default homes and sign displays with a real estate office
 - *Timestamp 30:10*
 - Q2: Parade of Homes booth clarification
 - *Timestamp 37:18*
- **New Business**
- **Old Business**
- **Other Business**
 - Status of construction money rule / Matt/Cort
 - *Timestamp 46:20*
 - Cort says the construction money rule is still a work in progress, with multiple versions being drafted. They hope to have something more substantive for the next meeting after meeting with the UID.
 - Elect chair and vice chair
 - *Timestamp 47:42*
 - **Kevin nominated Nate to serve as chair. Seconded by Jeff. Motion passed 4-0-1.**
 - YEA: Kevin, Doug, Kim, Jeff
 - NAY: None
 - ABSTAIN: Nate
 - **Nate nominated Kevin to serve as vice chair. Seconded by Jeff. Motion passed 4-0-1.**
 - YEA: Nate, Doug, Kim, Jeff
 - NAY: None
 - ABSTAIN: Kevin
 - Board member terms / Steve
 - *Timestamp 49:55*
 - Steve reported that the public member seat is still vacant as the previously identified candidate dropped out.
 - Jeff Matthews has agreed to continue serving temporarily.
 - Public member — <https://boards.utah.gov/s/board-seat/a028y000001ObX0AAK/seat13674>
- **Hot Topics**

Executive Session (None)

- **Adjourn** (9:57 AM)
 - **Motion by Kevin to adjourn. Seconded by Jeff. Motion passed 5-0.**
 - YEA: Nate, Kevin, Doug, Kim, Jeff

- NAY: None
- **Next Meeting: August 11, 2025** — Flaming Gorge Room, Taylorsville State Office Building

2025 Meeting Schedule

Jan 13** ONLINE	Feb 10** ONLINE	Mar 10 Flaming Gorge	Apr 14 Flaming Gorge	May 12* Flaming Gorge	Jun 9 Flaming Gorge
Jul 14 Flaming Gorge	Aug 11 Flaming Gorge	Sep 8 Flaming Gorge	Oct 20* Flaming Gorge	Nov 10 Flaming Gorge	Dec 8** ONLINE

*Proposed TEC/REC meeting immediately following

**Online only

*These minutes were prepared with the assistance of Google Gemini AI.
They have been reviewed and improved by a human person and are accurate.*