



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: **October 20, 2025**

Place: **In Person**

Virtual

Taylorsville SOB

Google Meet

4315 S. 2700 W.

meet.google.com/ubd-pzpq-tcw

Flaming Gorge Room

573-621-2430 Phone

Taylorsville, UT 84129

594 064 849# Password

Time: **9:00 AM**

ATTENDEES

TITLE & ESCROW COMMISSION

Chair, Nathan Sprague (*Insurer, Utah County*)

Kim Cruz (*Insurer, Salt Lake County*)

Vice Chair, Kevin Parke (*Agency, Salt Lake County*)

Warren Lignell (*Public, Utah County*)

Doug Newell (*Agency, Carbon County*)

DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner*

Reed Stringham, *Deputy Comm.*

Tracy Klausmeier, *P&C Dir.*

Randy Overstreet, *Licensing Mgr.*

Michael Covington, *CE Specialist*

Patrick Lee, *Finance Dir.*

Steve Gooch, *PIO Recorder*

AGENDA

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair
- **Telephone Roll Call**
- **Swear in New Board Member** / Jeanine Couser
 - Warren Lignell
- **Thank Outgoing Member for Service** / Reed
 - Jeff Mathews
- **Adopt Minutes of Previous Meeting**
- **Concurrence Reports** / Nathan
 - Licenses
 - Penalties
 - New concurrence process / Reed
 - Kimberly J. Mosby and Gateway Title Insurance Agency LLC, Docket #2025-4824
 - Express Title Insurance Agency Inc., Docket #2025-4850
 - Continuing education
- **Update on 2025 Goals**
 - ULTA report / Kim
- **Marketing Questions** / Tracy
 - Q1: Can a title company be a sponsor of the Women's Council of Realtors' state orientation?
- **New Business**
 - Annual board member training / Perri Babalis

- Repeal of R592-1 / Reed
- Request for a rule to require a title licensee to disclose an ABA relationship to a consumer / Joseph
- **Old Business**
- **Other Business**
 - Construction money rule / Reed
 - Subcommittee report on amending capitalization requirements / Reed
 - Report on hiring of title insurance regulator / Tracy
 - Report on recommendations for Insurance Amendments bill / Reed
- **Hot Topics**

Executive Session (None)

- **Adjourn**
- **Next Meeting: November 10, 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 18 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

2025 Goals

1. Continue making sure continuing education and testing are relevant
2. Continue working with the Real Estate Commission
3. Continue working with the ULTA as a liaison
4. Increase awareness of cyber and wire fraud's effect on consumers and agencies
5. Increase awareness of affiliated business arrangements (ABA)
6. Increase consumer awareness of the role a title insurance company plays in a real estate transaction
7. Increase industry's awareness of the marketing rule and how to ask questions