



## 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/>)

**May 11, 2026 at 9:00 AM**

**Google Meet & In-Person**

### 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

Tracy Klausmeier, *P&C Dir.*      Randy Overstreet, *Lic. Manager*      Steve Gooch, *PIO Recorder*

#### PUBLIC

Matt Sager	Blaine Einzinger	Terrie Lund
Sam Jensen	Maureen Dunn	TeJay Rasband
Shellie Ennis	Trevor Mooney	Michael Sumner
Wade Taylor	Carol Yamamoto	Frank Medina
Brooke Adair	Jessica Jensen	Michael Anderson
Tina Williams	Crystal Keele	Nikki Gonzalez
Laura Dignam	Blake Heiner	James Swan

### Minutes — *Not Approved*

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

- **Welcome** / Nathan Sprague, Chair (9:02 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
  - *Timestamp 02:10*
  - **Motion by Kevin to adopt minutes. Seconded by Kim. Motion passed 5-0.**
    - YEA: Nate, Kevin, Kim, Doug, Warren
    - NAY: None
- **Concurrence Reports**
  - Licenses
    - *Timestamp 03:05*
    - **Motion by Kevin to concur. Seconded by Kim. Motion passed 5-0.**
      - YEA: Nate, Kevin, Kim, Doug, Warren
      - NAY: None
- **Update on 2026 Goals**
  - ULTA report / Kim

- *Timestamp 04:10*
- Kim reported that several ULTA members are in Washington, D.C., meeting with lawmakers to discuss industry regulatory and FinCEN issues.
- The ULTA Summer Convention will take place July 9–10 at the Black Rock Mountain Resort.
- Nominations are open for regional ULTA board seats. Submissions close May 29 with voting results to be finalized at the summer convention.
- **New Business**
  - Proposed rule R592-19 / Tracy
    - *Timestamp 09:25*
    - Tracy explained that the rule establishes clear procedures and timelines for title agencies to follow when they close. The rule is intended prevent consumers from being left stranded without access to their transaction files.
    - Tracy requested all industry members review the draft and submit feedback or suggestions directly to Tracy or Reed Stringham before the June meeting.
  - Reporting method for wire transfers / Tracy
    - *Timestamp 17:30*
    - New statutory language was passed during the Legislative Session requiring the reporting of wire transfers that don't reach the intended recipient.
    - Discussion follows about whether the reporting should be required by rule or bulletin, what must be reported, the process that occurs when the Department is notified of a title diversion, and potential penalties.
- **Other Business**
  - Title examiner position / Tracy
    - *Timestamp 23:00*
    - This position has been reposted and it will be open for 2 weeks.
  - TEC report to Governor / Steve
    - *Timestamp 25:20*
    - The TEC must report on its activities to the Governor's Office of Boards & Commissions in even-numbered years. Steve will prepare a draft report using Google Gemini and will present it in June for refinement.

**Executive Session:** (None)

- **Adjourn** (9:29 AM)
  - **Motion by Kevin to adjourn. Seconded by Kim. Motion passed 5-0.**
    - YEA: Nate, Kevin, Kim, Doug, Warren
    - NAY: None

**Next Meeting: June 8, 2026** — Flaming Gorge Room, Taylorsville State Office Building

#### 2026 Meeting Schedule

<del>Jan 12**</del>	<del>Feb 9**</del>	<del>Mar 9</del>	<del>Apr 13</del>	May 11*	Jun 8
Jul 13	Aug 10	Sep 14	Oct 19*	Nov 9	Dec 14**

\*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.*