



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/>)

June 8, 2026 at 9:00 AM

Google Meet & In-Person

ATTENDEES

TITLE & ESCROW COMMISSION

Chair, Nathan Sprague (<i>Insurer, Utah County</i>)	Kim Cruz (<i>Insurer, Salt Lake County</i>)
Vice Chair, Kevin Parke (<i>Agency, Salt Lake County</i>)	Warren Lignell (<i>Public, Utah County</i>)
Doug Newell (<i>Agency, Carbon County</i>)	

DEPARTMENT STAFF

Reed Stringham, <i>Deputy Comm.</i>	Randy Overstreet, <i>Licensing Mgr.</i>	Steve Gooch, <i>PIO Recorder</i>
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PUBLIC

Matt Sager	Blaine Einzinger	Frank Medina
Wade Taylor	Terrie Lund	Matt Ryden
Brooke Adair	Michael Anderson	Carol Yamamoto
Elizabeth Hohman	January Stark	Michael Sumner
Maureen Dunn	Cort Ashton	Nikki Gonzalez
Crystal Keele	Joseph McPhie	Rachael Ortiz

Minutes — *Not Approved*

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair (9:00 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
 - *Timestamp 01:33*
 - **Motion by Doug to adopt minutes. Seconded by Kim. Motion passed 5-0.**
 - YEA: Nate, Doug, Kim, Kevin, Warren
 - NAY: None
- **Concurrence Reports**
 - Licenses
 - *Timestamp 02:30*
 - **Motion by Doug to concur. Seconded by Kim. Motion passed 5-0.**
 - YEA: Nate, Doug, Kim, Kevin, Warren
 - NAY: None
- **Update on 2026 Goals**
 - ULTA report / Kim
 - *Timestamp 04:29*

- Kim noted that ballots for new regional vice presidents are due Friday.
- The ULTA Annual Convention is scheduled for July 9-10 at Black Rock Mountain Resort, and will include a golf tournament, young professional breakout classes, and various legislative and fraud updates.

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

- Q1: Being paid to teach as a consultant
 - *Timestamp 06:47*
- **New Business**
 - Wire transfer report form / Reed
 - *Timestamp 16:20*
 - Reed presented a recommended (non-mandatory) form for reporting wire transfer issues to help protect consumers and identify industry trends. He noted that the reason for the form is to help consumers in the event of a wire transfer issue.
 - Five-year review of R592-11 / Steve
 - *Timestamp 24:40*
 - Discussion about the necessity of Rule R592-11, which requires annual reports from title insurance producers.
 - **Motion by Doug to continue R592-11. Seconded by Kim. Motion passed 5-0.**
 - YEA: Nate, Doug, Kim, Kevin, Warren
 - NAY: None
- **Old Business**
 - Discussion on draft of R592-19 / Tracy
 - *Timestamp 27:22*
 - The TEC discussed the proposed rule for winding down a title agency.
 - Key discussion points included the length and responsibility of maintaining escrow and title files.
 - Reed Stringham will revise the draft based on feedback for further discussion at the next meeting.
- **Other Business**
 - TEC report to the Governor / Steve
 - *Timestamp 58:50*
 - Steve discussed the required biennial report to the Governor's office. Nate will put a draft together for a vote in July, based on an AI-derived version that Steve supplied.

Executive Session: (None)

- **Adjourn** (10:02 AM)
 - **Motion by Doug to adjourn. Seconded by Kim. Motion passed 5-0.**
 - YEA: Nate, Doug, Kim, Kevin, Warren
 - NAY: None

Next Meeting: July 13, 2026 — Flaming Gorge Room, Taylorsville State Office Building

2026 Meeting Schedule

Jan 12**	Feb 9**	Mar 9	Apr 13	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.*