



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/>)

August 10, 2026 at 9:00 AM

Google Meet & In-Person

ATTENDEES

TITLE & ESCROW COMMISSION

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

DEPARTMENT STAFF

Randy Overstreet, <i>Licensing Mgr.</i>	Lish Percy, <i>Title Examiner</i>	Steve Gooch, <i>PIO Recorder</i>
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PUBLIC

Cort Ashton	Maureen Dunn	Andrea Frisby
Terrie Lund	Joseph McPhie	Matt Ryden
Wade Taylor	Blaine Einzinger	Blake Heiner
Carol Yamamoto	Frank Medina	Michael Sumner
Matt Sager	Jessica Jensen	"Freedom Title Insurance"

Minutes — *Not Approved*

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair (9:04 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
 - *Timestamp 03:28*
 - **Motion by Kim to adopt minutes. Seconded by Warren. Motion passed 5-0.**
 - YEA: Nate, Kim, Doug, Warren, Kevin
 - NAY: None
- **Concurrence Reports**
 - Licenses
 - *Timestamp 04:26*
 - **Motion by Kim to concur. Seconded by Doug. Motion passed 5-0.**
 - YEA: Nate, Kim, Doug, Warren, Kevin
 - NAY: None
 - Penalties
 - Prospect Title Insurance Agency, Docket 2026-4953
 - *Timestamp 05:41*
 - Respondent failed to file their annual report by May 1.

- The Department and respondent agreed to a forfeiture of \$250.
- **Motion by Kim to concur. Seconded by Doug. Motion passed 5-0.**
 - YEA: Nate, Kim, Doug, Warren, Kevin
 - NAY: None
- **Update on 2026 Goals**
 - ULTA report / Kim
 - *Timestamp 07:55*
 - Kim announced the upcoming "Lunch and Learn" on September 11 covering deeds and deals.
 - The legislative committee is beginning introductory meetings for next year's sessions.
- **Department Topics / Steve**
 - Title-related questions
 - *Timestamp 08:40*
 - Title insurance questions should not be sent to Steve — they should go to title@utah.gov.
 - Steve does not know anything about title, and questions are better directed to the title team.
- **Marketing Questions / Lish**

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

 - Q1: Is it permissible to pay to participate in a charity golf tournament when the charity is owned by a client?
 - *Timestamp 09:42*
- **New Business**
- **Old Business**
 - Rule on winding down a title agency / Nate
 - *Timestamp 37:50*
 - August 15 is the deadline for comments.
 - Comments should be sent to rmstringham@utah.gov.
- **Other Business**

Executive Session: (None)

- **Adjourn (9:45 AM)**
 - **Motion by Kim to adjourn. Seconded by Doug. Motion passed 5-0.**
 - YEA: Nate, Kim, Doug, Warren, Kevin
 - NAY: None

Next Meeting: September 14, 2026 — Flaming George 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.*