



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/licensee/title/tec>)

Date: February 13, 2023

Place: In Person

Virtual

Time: 9:00 AM

Taylorsville SOB
4315 S. 2700 W.
Big Cottonwood Room
Taylorsville, UT 84129

Google Meet

ATTENDEES

TITLE & ESCROW COMMISSION

- | | |
|---|---|
| xChair, Kim Holbrook (<i>Insurer, Davis County</i>) | xDarla Milovich (<i>Agency, Salt Lake County</i>) |
| xVice Chair, Chase Phillips (<i>Agency, Weber County</i>) | Cal Robinson (<i>Agency, Iron County</i>) |
| xJeff Mathews (<i>Public Member, Morgan County</i>) | |

DEPARTMENT STAFF

- | | | |
|--|--------------------------------------|---------------------------------------|
| Jon Pike, <i>Insurance Commissioner</i> | xReed Stringham, <i>Deputy Comm.</i> | Tracy Klausmeier, <i>P&C Dir.</i> |
| xRandy Overstreet, <i>Licensing Dir.</i> | Patrick Lee, <i>Finance Dir.</i> | xAdam Martin, <i>MC Examiner</i> |
| xMichael Covington, <i>CE Specialist</i> | xSteve Gooch, <i>PIO Recorder</i> | |

PUBLIC

- | | | |
|----------------|---------------|----------------|
| David Moore | Rachael Ortiz | Blake Heiner |
| Wade Taylor | Matt Sager | Nancy Frandsen |
| James Seaman | Nate Sprague | Matt Ryden |
| Dan Orullian | Scott Cope | Cort Ashton |
| Carol Yamamoto | | |

MINUTES — Not Approved

General Session: (Open to the Public)

- **Welcome** / Kim Holbrook, Chair (9:01 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
 - **Motion by Chase to adopt minutes. Seconded by Darla. Motion passes 4-0.**
 - YEA: Kim, Chase, Darla, Jeff
 - NAY: None
- **Concurrence Reports**
 - Continuing education
 - **Motion by Chase to concur. Seconded by Darla. Motion passes 4-0.**
 - YEA: Kim, Chase, Darla, Jeff
 - NAY: None
 - Licenses
 - Kim welcomes The Real Title Mountain West to the industry.

- **Motion by Chase to concur with December & January reports. Seconded by Darla. Motion passes 4-0.**
 - YEA: Kim, Chase, Darla, Jeff
 - NAY: None
 - Penalties
 - Jamie Lynn Hudson, Docket #2023-4461
 - *Timestamp 08:47*
 - The UID and Jamie Lynn Hudson agreed to a \$492 forfeiture.
 - Discussion about the facts of the case and how the UID made its determination.
 - **Motion by Chase to concur. Seconded by Jeff. Motion passes 3-0.**
 - YEA: Kim, Chase, Jeff
 - NAY: None
 - RECUSE: Darla
- **Update on 2023 Goals**
 - ULTA report / Kim
 - *Timestamp 20:08*
 - Kim gives a summary of the ULTA's convention that was held last week in Springville.
 - Discuss 2023 goals / Kim
 - *Timestamp 23:09*
 - Kim is in favor of keeping the current goals. Discussion will continue next month to give TEC members time to consider updates.
 - **Added to March agenda.**
- **New Business**
 - Attorney opinion letters / Kim
 - *Timestamp 24:35*
 - Kim gives a description of attorney opinion letters (AOL) and the issue with some lenders requesting them instead of an insurance policy. She requests that the UID issue a bulletin regarding the matter.
 - Discussion about how AOLs function, whether an AOL constitutes an insurance policy, and industry concerns with using AOLs instead of issuing an insurance policy.
- **Old Business**
- **Other Business**
 - Expiring board member terms / Steve
 - *Timestamp 55:50*
 - There are three board member seats that need to be filled. Terms are for 4 years, and applications must be received by March 31.
 - Apply at:
 - Insurer member: <https://boards.utah.gov/s/board-seat/a028y000001ObWyAAK/seat13672>
 - Agency member: <https://boards.utah.gov/s/board-seat/a028y000001ObWzAAK/seat13673>
 - Agency member: <https://boards.utah.gov/s/board-seat/a028y000001ObWxAAK/seat13671>
 - This is a half-term and must be filled ASAP
- **Hot Topics**

Executive Session (None)

- **Adjourn** (10:02 AM)
 - **Motion by Chase to adjourn. Seconded by Darla. Motion passes 4-0.**
 - YEA: Kim, Chase, Darla, Jeff
 - NAY: None
- **Next Meeting: March 13, 2023** — Big Cottonwood Room, Taylorsville State Office Building

2023 Meeting Schedule

Jan 9 - Canceled	Feb 13	Mar 13	Apr 10*	May 8	Jun 12
Jul 10	Aug 14	Sept 18	Oct 16*	Nov 13	Dec 11

*Proposed TEC/REC meeting immediately following