

**Oklahoma Abstractors Board**  
**AGENDA**  
**Special Meeting**

Thursday, March 6, 2008 -- 10:00 a.m.  
5900 N. Classen Court  
Oklahoma City, Ok 73118

1. Call to Order. Roll call and announcement of quorum.
2. Announcement of filing of special meeting notice and posting of the agenda in accordance with the Open Meeting Act.
3. Review and approval of minutes.
4. Chairman's report, discussion and possible votes.
5. Budget and Finance Committee report, discussion and possible votes.
6. Web site design report, discussion and possible votes.
7. Rules and Regulations Committee report- discussion and possible vote on Chapter 1 and 20 of Emergency Rules. Finding of Emergency: "Imminent peril exists to the preservation of the public health, safety and welfare and that a compelling public interest requires these emergency rules (75:253(A))"
8. Rules and Regulations Committee - Formation of Investigation Committee and Formation of Rate Review Committee, discussion and possible votes.
9. Rules and Regulations Committee - Approval of Forms, discussion and possible votes.
10. Formation of Committee on "Uniformity" to work on Permanent Rules, Rates, Abstractors Test, Plant Standards, Certificate Standards, and to work with OLTA committee.
11. Licensing and Testing Committee report, discussion and possible votes.
12. Discussion and possible votes on Renewals of Certificates of Authority, Renewals of Individual Licenses, and Transfers of Certificates of Authority (Attached Lists)[Votes will be conditional approval upon payment of balance of 2008 fees and background checks and other administrative matters.]
13. General Discussion regarding "Role" of Board Member.
14. Employee Search Committee- general report as to employee staffing, discussion and possible votes. There may be an executive session pursuant to 25 O.S. §307B (1) to discuss

the hiring of an Executive Director and to interview candidates for the position. Upon returning to open session, there may be discussion and possible votes.

15. Discussion and possible announcement of next Special Meeting.
16. Adjournment

### Renewels: Certificate of Authority

\* subject to review of bond, errors and omissions policy, rate filings and payment of 2008 fees

Company	County	Conditional Approval
Goetzinger Abstract & Title Company	Woodward	
Marshall County Abstract Company, LLC	Marshall	
Beaver County Abstract Company	Beaver	
First American Title & Trust Company dba Warranty Title and Abstract Company	Canadian	
Cleveland County Abstract Company	Cleveland	
Oklahoma Abstract Company of Lawton, Inc.	Comanche	
Sapulpa Abstract & Title Co. dba American Abstract & Title Co.	Creek	
Pioneer Abstract Co. dba Atlas Abstract Company	Hughes	
Tishomingo Abstract Co.	Johnston	
Latimer County Abstract Co	Latimer	
Sooner Abstract & Title Co., Inc.	LeFlore	
Grand River Abstract & Title Co.	Delaware	
Guaranty Abstract Company of McClain Co.	McClain	
Pawhuska Abstract & Title Company	Osage	
Liberty Abstract Co., Inc.	Pittsburg	
Pioneer Abstract of McAlester, Inc.	Pittsburg	
Cheyenne Abstract Co., Inc.	Roger Mills	
Seminole County Abstract Company	Seminole	
Pioneer Abstract Company	Seminole	
Sequoyah County Abstract & Title Co.	Sequoyah	
Guaranty Abstract & Title Company	Texas	
Woods County Abstract Company	Woods	
Capitol Abstract & Title Co.	Oklahoma	
Oklahoma Abstract & Title Co., Inc.	Payne	
Payne County Title Company	Payne	
Meurer Abstract & Title Company	Pawnee	
Creek County Abstract Co., Inc.	Creek	
First American Title & Trust Company	Oklahoma	
Clinton Abstract Company	Custer	
Sooner Abstract & Title Co., Inc.	LeFlore	
First American Title & Trust Company	Cleveland	
First American Title & Trust Company	Pottawatomie	
Lewis Pottawatomie County Abstract d/b/a First American Title & Trust Company	Pottawatomie	

### Renewals: Abstractors Licenses

\* subject to background review and payment of 2008 fees

Individual	Company	Conditional Approval	
Anne Marie Leffel	Ottawa County Abstract & Title Company		
James Paul Redden			
Pansy Ruth Craft			
Jim E. Russell			
Robin Lennox	Jackson County (Permit)		
John Alton	Great Plains Investment Company		
Carol Henderson	Lacey Pioneer Abstract Co.		
Peggy Lee			
Michael Lee			
Bobbi Carriger	Rogers County Abstract		
Carole Dunahay			
Dorothy Crabtree			
Janice Easley			
J. Hershel Beard	Marshall County Abstract Co., LLC		
Bryan K. Thomason			
Sue J. Beard			
V. June Beal			
Van Shelton	Tishamingo Abstract Co.		
John Cathey	First American Title & Trust Company, d/b/a Warranty Title & Abstract Company		
Estelle Cash			
Tami Kirk			
Deborah Kolor			
Diane Krittenbrink			
Carol Miller			
Cynthia Mulanax			
Joy Scheller			
Donna Schmulbach			
Joe Struckle			
Diana Ware			
Judy Williams			
Martha Courange		Cleveland County Abstract Company	
Jack Dearman			
Lanette Denise Gass			
Amy Amanda Griffith			
Dona Hamit			
Miranda Jo Hawkins			
Jennifer Holmes			
Paula Johnson			
Ashley Landers			

Leta Mastroni		
Betty Sue Morris		
Mary Ann Nelson		
Ashley Prokup		
Cynthia Riley		
Armelda Toles		
Carrie Welles		
Jeff Sparks	American Abstract & Title Co.	
Debra Kay Sparks		
Michael House		
Sevene June Young		
Roberta Hall		
Kyla Hodges	Clinton Abstract Co., Inc.	
David Hodges		
Janell Stout	Guaranty Abstract Co., of Stigler, Inc.	
Ramona Forrester		
Wendy Peterson		
Martha Lucas	Pioneer Abstract Co. dba Atlas Abstract Co.	
Lana Pitts		
Melody Carpenter		
Timothy Good	Guaranty Abstract Co. of Jefferson County	
Monica Solomon		
Teresa Good		
Peggy Kirkes	Latimer County Abstract Co.	
Genell Akin	Grand River Abstract & Title Co.	
Tonya Michelle Allen		
Tracie Applegate		
Heather Bauer		
Rebecca Burger		
Shawn Curl		
Laura Dishman		
Sandra Gibe		
JoAnn Gregory		
Alisa Jackson		
Eugene Stanton Jones		
Beverly Jones		
Pam Lewis		
Clydella Martino		
Charles Melton		
Margaret Melton		
Ellen Oliver		
Lori Overbey		
Doris Payton		
Kim Ryan		
Joseph Buettic		

La Donna Yelverton		
Ruth Darneal	LeFlore Title (Permit)	
Bryan Patterson		
Rachel Gilbo	Grand Valley Abstract Co.	
Jean Greene	Guaranty Abstract Co. of McClain County	
Amanda Mills		
Larry Arbuckle		
Kathie Greene		
Carol DeRienzo		
Sharon DeVille	Southern Abstract & Title Co.	
Clay Hudson	Pawhuska Abstract & Title Co.	
Penny Moore		
Kimberly Griswold		
Susan Frost		
Kathy Pradmore		
Terri Reynolds		
H. G. "Buck" Adams		Liberty Abstract Co., Inc.
Constance Drusen		
Pamela Bennett		
Sunnye Christopher		
Donna Jones		
Mary Alice Trammell		
Vickie Myskey		
Sharon Gotcher Adams	Pioneer Abstract of McAlester, Inc.	
Carol Johnston		
John Johnston		
Kari Hodges		
Karen Slotta		
Jami Hatridge		
Deborah Benton		
Lesla Lackey	Pushmataha County Abstract Company	
Janice Conway	Cheyenne Abstract Co., Inc.	
Charles D. Mayhue	Pioneer Abstract Co. / Atlas Abstract Co.	
Richard T. Mayhue		
Betty Hardgrove		
Lisa Christopher		
Vicki Davis		
Sandra Nalley		
Brooke Roberts	Sequoyah County Abstract & Title Company	
Morgan Matlock		
Sarah Craighead		
Nancy Jasna		
Cindy Walters		
Tommy Roberts III		

Lurl Banks	Guaranty Abstract & Title Co.	
Rick Harbison		
DeAnna Johnson		
Robin Kersey		
Janet Long		
April Ojeda		
Teressa Peck		
Alisha Perez		
Jerry Basore	Guaranty Abstract Co.	
Terry Brawley		
Deanna Croff		
Retha Dunn		
Bonnie Eagleburger		
DaVonna Gahring		
Margaret Glossop		
Brandon Hagins		
Carla Hall		
Bonnie Hdson		
Larry Johnson		
Jerry Johnson		
John Kirkpatrick		
James Little		
Angela Scott		
Kelly Somacal		
Sandra Taber		
Celia Vore		
Dodie VanSchuyver		
Charlene Williams		
Christina Wilson		
Carl Hartwig	Woods County Abstract Company	
Jane Hartwig		
Cathy Michelle Mapes		
Maribeth Towns		
Jeff Mapes		
Alice Gregg	Capitol Abstract & Title Company	
Andrea McAllister		
Julie Walter		
Connie Cain		
Jeanette Lambert	Southern Abstract & Title Company	
Brett Stacy		
Vicki Dempsey		
James M. Harris	Creek County Abstract Company, Inc.	
Stephen Barzellone		
Gaye Campbell		
Zachary Harris		

Teresa Harris		
Annette Blackley		
Donald Stacy Blakemore	First American Title & Trust Company	
Teresa Southard		
Wesley Sims		
John Burnett		
Ken McDowell		
Vicki Windel		
Stephanie Black		
Mary A. Moore		
Rosa Gonzalez-Allen		
Panda Craven		
Mitzi Combs		
Deborah Winter		
Pamela Phillips		
Steve Cotner		
Vicki Black		
Heather Dominey		
Sheila Parsons		
Frances O'Neal		
Norman Newlin		
Teri Michelle Cook		
William Magerus		
Tyla Beach		
Sandra Childers		
Twyla Taylor		
Rena Robbins		
Pam DeHaven		
Nadene Cowen		
Ramona Riley		
Lois Scrivner		
Angela Pearl		
Cindy Ferlaino		
Patricia Cunningham		
Ryan Davis		
Bobbie Jo Kopepasah		
Steven Meyer		
Dollina Wear		
Nancy Lenz		
Caleb Duncan		
Debi Dirickson		
Marita Darling		
Teresa Aranda		
Jo Ann Parks		
Sandra O'Donnell		

Tammy Newton		
Aileen Miller		
Jason Waldroup		
Linda Little		
Gordon Scott Renner		
Sherri Owen		
Chaquetta Martin		
June Robertson		
Theresa Manek		

**Change in Ownership  
Transfer of Certificate of Authority and Advice of Stock Purchase**

\* subject to review of bond, errors and omissions policy, rate filings and payment of 2008 fees

Company	County	New Ownership / Method	Conditional Approval
Guaranty Abstract & Title of Stigler, OK, LLC	Haskell	Gregory and Ann Stidham Transfer of Certificate of Authority	
Latimer County Abstract Company	Latimer	Brenda Phipps (and Assignment to Latimer County Abstract & Title Co.)	
Pioneer Abstract & Title Co.		Douglas E. Weder and Pamela S. Weder Stock Sale	N/A (Advice Only)
Muerer Abstract & Title Company	Pawnee	Larry Witt Stock Sale	N/A (Advice Only)

MINUTES OF SPECIAL MEETING  
OKLAHOMA ABSTRACTORS BOARD  
MARCH 6, 2008

A special meeting of the Oklahoma Abstractors Board (OAB) was called to order at 10:00 a.m., on March 6, 2008, at the offices of the Oklahoma Industrial Finance Authority (OIFA), 5900 N. Classen Court, Oklahoma City, OK, 73118. Chairman Monica Wittrock called the meeting to order and announced that filing and notice of the meeting and posting of the agenda had been done in accordance with the Open Meeting Act. The Secretary then called roll and announced that all current members were present.

The minutes of the special meeting of the OAB conducted February 5, 2008, were then distributed by the Secretary and after review, the same were unanimously approved as corrected.

The Chairman then announced that (i) the Governor has still not appointed a District 6 representative, but there may be one appointed within the next week (ii) Senate Bill 1575 deals with language about licensing of a new abstract plant and now includes the words "currently available for reproduction", and that the Bill is supported by the ALTA (iii) the office should be fully operational within the next sixty days. She then presented each Board Member with a three-ring binder containing OAB forms and information important to each member and that the binders will be available at each Board meeting.

Steve Boone then presented the Budget and Finance Committee Report and stated that (i) the purchase of two new computers is pending and that the data will be on a shared services contract with the Office of State Finance (OSF) (ii) he is still looking for a combined fax/copier machine (iii) the budget will be redone to allow for 10% of all license and renewal fees to be paid to the State General Fund as required by law (iv) the \$20,000.00 start-up money provided by the Legislature will not be subject to the 10% levy and (v) John Crittenden will check to see if the levy applies to "fines" collected by OAB.

Upon motion duly seconded and unanimously carried the Report of the Budget and Finance Committee was approved.

Steve Boone reported that with the assistance of OSF that our web-site should be up and running by the end of this month and he ask that Board members give feed-back for any formatting or "frequently asked questions".

Upon motion duly seconded and unanimously carried (except that Linda Carpenter did not vote since she was temporarily out of the room) Title 5, Chapters 1 and 20 of the Emergency Rules, were adopted after first determining that an imminent peril exists to the preservation of the public health, safety and welfare and that a compelling public interest requires these emergency rules.

The Chairman then appointed Gary Baer, Mike Harris and David Riley to serve as the "Enforcement Committee" and announced that appointment of the Rate Review Committee would be deferred for future consideration.

Upon motion duly seconded and unanimously carried the forms contained in the hand-book were approved for use.

No action was taken regarding item 10. of the Agenda.

The Chairman announced that the first tests will be administered on March 12, 2008, and that the testing will be monitored by the ALTA. She further reported that the Certificates of Renewal of the 33 companies itemized in the Agenda were recommended for approval subject to review of their bond, errors and omissions policy, rate filings and payment of 2008 fees.

Upon motion duly seconded and unanimously carried that (i) all renewals of Certificates of Authority shown on the Agenda were approved subject to review of bond, errors and omissions policy, rate filing and payment of 2008 fees within sixty (60) days from the date of invoice, **except** that the approval of the transfer of the Certificate of Authority of Guaranty Abstract & Title is subject to additional receipts of an Affidavit of Due Diligence and an executed Bill of Sale and Assignment (ii) all applications for renewal of Abstractors Licenses shown on the Agenda were approved subject to final review of the application and (iii) unless full payment of 2008 fees are received within sixty (60) days from the date of invoice, that the license will be revoked.

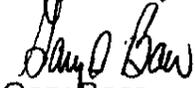
The Chairman then discussed the "role" of a Board member and how each member can assist the industry and help keep the public informed.

Upon motion duly seconded and unanimously carried the Board adjourned into Executive Session to discuss the hiring of an Executive Director and to interview candidates for the position and the meeting room was cleared of all persons other than Board members and Mr. Crittenden.

Following the Executive Session the Chairman again called the meeting to order and announced that the next meeting would be held on Tuesday, April 8, 2008, at 10:00 a.m. at the offices of the Oklahoma Industrial Finance Authority, 5900 N. Classen Court, Oklahoma City, Oklahoma, 73118.

There being no further business, the meeting adjourned at 2:00 p.m.

Respectfully submitted,



Gary Baer  
Secretary