MINUTES OF REGULAR MEETING
OKLAHOMA ABSTRACTORS BOARD
June 10, 2010

1. A regular meeting of the Oklahoma Abstractors Board (OAB) was called to order by Chairman Beard at 10:00 a.m. on June 10, 2010, at the Oklahoma Finance Authority, 5900 N. Classen Court, Oklahoma City, OK.

2. The Secretary called roll. Attending were Mike Harris, Gary Baer, Jerald Stringer, Linda Carpenter, Monica Wittrock, Dennis Hall, and Herschel Beard. David Riley was absent (excused) and Glenda Mittasch was not present but was expected in a few minutes. It was determined that seven members were present at the time of roll call and that a quorum was present. Also attending were John Crittenden, Assistant Attorney General, Terri Parrish, Inspector, and Glynda Reppond, Executive Director. The Chairman announced that notice of the meeting and posting of the agenda had been done in accordance with the Open Meeting Act.

   Glenda Mittasch joined the meeting at this time.

3. The minutes of the regular meeting of the OAB conducted May 13, 2010, were then distributed and, after review, a motion was made by Monica Wittrock and seconded by Linda Carpenter to accept the minutes as presented. Vote: Unanimously approved.

4. Chairman's Report: Herschel Beard. No report.

5. Committee Reports:

   Budget and Finance – Jerald Stringer. Mr. Stringer gave an update on the budget and presented the OSF Form "FY2010 Operating Budget Comparison by Department and Account", the Six Digit Object Expenditure Report and the OAB P&L Statement which covers each month from the beginning of the fiscal year for comparison purposes, for May, 2010. He reported that the budget continues to run on target. Out of the $316,544 approved budget, actual expenses of $244,737 have been spent so far this year with $10,606 remains encumbered. A motion was made by Linda Carpenter and seconded by Dennis Hall to approve the budget report as presented. Vote: Unanimously approved.

   Rules and Regulations – Monica Wittrock. - No report.

   Licensing and Testing – Linda Carpenter. Ms. Carpenter reported that 49 took the test in Sherman, TX and 42 passed. The next test will be at the agency office on July 1st.

   Enforcement Committee – Terri Parrish.

   Ms. Parrish reported that the rate sheet requests had been reviewed but would be approved later in the meeting under another item.

   A motion was made by Linda Carpenter and seconded by Gary Baer to approve the inspection reports with the listed recommendations and requirements presented on the attached list. Vote: Unanimously approved.

Ms. Parrish also reported that there was a complaint filed against Guaranty Abstract Company in McClain County and American Abstract Company in McClain County, OAB-2010-003, by the same person, Velton Stafford and, after investigation, the Enforcement Committee found there was no violation and recommends that the complaints be dismissed and the files closed. A motion to dismiss the complaints and close the files was made by Gary Baer and seconded by Jerald Stringer. Vote: Unanimously approved.

6. Inspections – Terri Parrish. Ms. Parrish reported that in May inspections include Guaranty Abstract & Title Co. in Texas County, Beaver County Abstract Co. in Beaver County, and Pioneer Abstract & Title in Harper County. Proposed June inspections include Eufaula Abstract & Title in McIntosh County, Guaranty Abstract Co. in Haskell County, Latimer County Abstract in Latimer County, Liberty Abstract Company in Pittsburg County, and Pioneer Abstract Company in Pittsburg County. Proposed July inspections include Okfuskee County Abstract, Okfuskee County, Okmulgee Land Title, Okmulgee County, Muskogee Abstract and Pioneer Abstract in Muskogee County.

   Monica Wittrock asked Ms. Parrish if she had been making inspections on the permit holders across the state. Ms. Parrish explained that she inspected them when she was in their area doing other inspections. The Board suggested that Ms. Parrish begin doing quarterly reports or inspections on the progress of the permit holders and updating the Board accordingly.

7. Executive Director's Report: Director Reppond reported that the FY2011 Budget had been sent in and was awaiting approval. She is also in the process of completing fiscal year end reports required by the State. She will be absent from the July Board meeting and that meeting will be held at the regular meeting place in Shepherd Mall, 2401 NW 23rd St., Suite 40B, Oklahoma City.

8. Application for Licenses and Certificate Renewals (including rate changes): Presented to the Board for approval was a list of new applicants for Abstract Licenses, as well as a list of Certificate of Authority renewals and Fee Schedule Change Only requests which are set out in the attachments hereto. After discussion, a motion was made by Glenda Mittasch and seconded by Monica Wittrock approving all listed subject to administrative review by the Executive Director, and making sure all compliance issues were met and appropriate fees paid. Vote: Unanimously approved.

9. Old Business:

   Legal Counsel's Report – John Crittenden.

   a. Update and possible action on the complaint filed in the matter of Arbuckle Title & Abstract in Carter and Love Counties, OAB Case No. 2010-1. This matter has been set for hearing before the hearing officer, Doug Price, for June 28th and to carry it into the 29th if necessary.

   b. Update on complaint filed by Luke Pollard v. OAB, Carter Co. District Court, Case No. CV-2010-32. A detailed Answer to Mr. Pollard's complaint has been filed with the District Court in Carter County. A pre-trial hearing will be held on September 17th.

   c. Policy regarding publication of Board actions - Director Reppond presented the revised policy along with a mock-up of how the actions would be presented on the website. After discussion, a motion was made by Monica Wittrock and seconded by Dennis Hall to adopt the policy. Vote: Unanimously approved.

10. New Business;

a. Election of Officers for FY2011. Linda Carpenter was nominated for Chairman by Monica Wittrock and seconded by Glenda Mittasch. Vote: Unanimously approved. Glenda Mittasch was nominated for Vice Chairman by Monica Wittrock and seconded by Linda Carpenter. Vote: Unanimously approved. Gary Baer was nominated for Secretary by Linda Carpenter and seconded by Jerald Stringer. Vote: Unanimously approved.

b. Application for permit to develop abstract plant: Bryan County Abstract & Title, Inc. owned by Calvin Hullum.

This matter came before the Board for approval and the Executive Director declared that all parties had been notified by US Mail, the application had been posted on the agency website in accordance with the rules, and that all requirements had been met to be in compliance with Title 1 of the Oklahoma Statutes and 5:11-7-1 of the Permanent Rules of the OAB. Faye White appeared on behalf of Bryan County Abstract & Title, Inc., and John Cathey appeared on behalf of Allen Wheeler of Bryan County Abstract, Inc. Comments and objections were received from Janet Logue, Manager of Bryan County Abstract, Inc.

One of the objections of Mr. Wheeler and Ms. Logue was that the names of the both companies were deceptively similar. Mr. Baer questioned if the name had been approved by the Secretary of State and was told that the name was granted by the Secretary of State. After listening to both representatives and considering all comments, Gary Baer made the following motion:

> I move that the Board now find that the applicant, Bryan County Abstract & Title, Inc., has complied with the requirements for a Permit to Develop an Abstract Plant in Bryan County, Oklahoma, including the following:
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> 1) Complied with the Oklahoma Abstractors Act and Rules of the Board;
>
> 2) Paid the applicable fee of $1,200.00;
>
> 3) Provided a County Records Bond of $25,000.00; and
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> 4) Affidavits from the District Court Clerk and County Clerk have been received certifying the status and availability of the county records;

and that the Board should grant applicant Bryan County Abstract & Title, Inc. a permit to develop an abstract plant in Bryan County, Oklahoma and, because the names are deceptively similar, subject to the provision that the name be changed to a completely dissimilar name from Bryan County Abstract, Inc. by the next meeting, July 8, 2010.

The motion was seconded by Linda Carpenter. Vote: Gary Baer, Yes; Linda Carpenter, Yes; David Riley, Absent; Monica Wittrock, Yes; Mike Harris, Yes; Herschel Beard, Yes; Dennis Hall, Yes; Glenda Mittasch, Yes, and Jerald Stringer, Yes. With eight members voting yes, and with one absent, the motion passes.

Likewise, because Allen Wheeler had a permit issued in Atoka County in March, 2010, under the name of Atoka Land Abstract Company, and Mr. Hullum's Atoka plant, Atoka Abstract Co., was already established, Mr. Wheeler will be asked to change the name of Atoka Land Abstract Company to a dissimilar name by the next meeting, July 8, 2010. Bonds for both companies should reflect the changed names.

11. Visitor's Comments: Randy Dittman spoke requesting a status report concerning his application for permit and the Federal Court Records question which is before the Board. Mr. Crittenden explained that due to the preparations of the upcoming formal complaint, he had not had time to address the matter but would as soon as possible.

12. July Meeting: The July meeting will be held Thursday, July 8th, 2010, at 10:00 a.m. at the 2401 NW 23rd Street (Shepherd Mall), Suite 40B, Oklahoma City, OK.

13. The meeting was adjourned by Chairman Beard.

Respectfully submitted,

Glynda Reppond

Glynda Reppond
Executive Director

June 2010 Individual License Renewals 6/10/2010

Date Rec	First	Last	Exp Date	Company	County
5/7	Judy	Alderson	12/12	Tulsa Abstract & Title Company	Tulsa
5/20	Chelsea	Baldridge	6/21	Oklahoma Abstract Co. of Lawton	Comanche
5/24	Cindy	Bates	7/9	Sulphur Abstract & Title Company	Murray
5/5	Pamela	Bennett	6/29	Liberty Abstract Company	Pittsburg
5/20	Delila	Bivins	8/11	Tishomingo Abstract Company	Johnston
6/4	Karla	Bond	new	Green Country Abstract Title Co.	Cherokee
6/4	Jill	Burns	new	Green Country Abstract Title Co.	Cherokee
6/4	Roberta	Campbell	new	Green Country Abstract Title Co.	Cherokee
5/12	Linda	Carpenter	7/17	Custer County Abstract Company	Custer
5/27	Jacqueline	Carter	new	Green Country Abstract Title Co.	Cherokee
6/4	Susan	Chapman	new	Green Country Abstract Title Co.	Cherokee
5/5	Sunnye	Christopher	7/16	Pioneer Abstract Company of McAlester	Latimer / Pittsburg
5/27	Jon	Davis	new	Green Country Abstract Title Co.	Cherokee
5/27	Linda	Davis	new	Green Country Abstract Title Co.	Cherokee
5/27	Susan	Felton	new	Green Country Abstract Title Co.	Cherokee
6/4	Garrett	Ferguson	new	Green Country Abstract Title Co.	Cherokee
5/20	Carolyn	Franks	7/5	Smith Brothers Abstract	Tulsa
5/27	Ho Yan	Fung	new	Green Country Abstract Title Co.	Cherokee
6/4	Elizabeth	Gaudet	new	Green Country Abstract Title Co.	Cherokee
5/27	Tami	Glatz	new	Green Country Abstract Title Co.	Cherokee
5/27	Daren	Gorgueiro	new	Green Country Abstract Title Co.	Cherokee
5/26	Kimberly	Griswold	6/28	Pawhuska Abstract & Title Company	Osage
6/4	Jillian	Guilford	new	Green Country Abstract Title Co.	Cherokee
5/27	Katri	Hakes	new	Green Country Abstract Title Co.	Cherokee
5/5	Lisa	Hamilton	6/24	Southern Abstract & Title Co.	McCurtain
5/27	Tania	Harden	new	Green Country Abstract Title Co.	Cherokee
5/5	Jami	Hatridge	6/19	Liberty Abstract Company	Pittsburg
5/12	Patricia	Hayes	7/2	Rogers County Abstract	Rogers
6/4	Vera	Hosmer	new	Green Country Abstract Title Co.	Cherokee
5/5	John	Johnston	6/19	Pioneer Abstract Company of McAlester	Latimer / Pittsburg
5/26	Donna	Jones	7/23	Pioneer Abstract Company of McAlester	Latimer / Pittsburg
5/4	Shelley	Jordan	8/18	Stewart Abstract & Title of Oklahoma	Oklahoma / Carter
6/4	Kimberly	Kemp	new	Green Country Abstract Title Co.	Cherokee
5/27	Sarah	Kirby	new	Green Country Abstract Title Co.	Cherokee
5/27	Denise	Koseinski	new	Green Country Abstract Title Co.	Cherokee
5/12	Lucretia	Lockhart	6/17	Custer County Abstract Company	Custer
5/27	Kathryn	Madigan	new	Green Country Abstract Title Co.	Cherokee

Date Rec	First	Last	Exp Date	Company	County
5/5	Joycelin	Maye	7/1	Southern Abstract & Title Co.	McCurtain
5/27	Heather	McLaughlin	new	Green Country Abstract Title Co.	Cherokee
5/27	Randall	McVicker	new	Green Country Abstract Title Co.	Cherokee
6/4	Sherrie	McVicker	new	Green Country Abstract Title Co.	Cherokee
5/26	Penny	Moore	6/28	Pawhuska Abstract & Title Company	Osage
6/4	Mary	Morales	new	Green Country Abstract Title Co.	Cherokee
5/27	Jenna	Morgan	new	Green Country Abstract Title Co.	Cherokee
5/27	Sara	Morrill	new	Green Country Abstract Title Co.	Cherokee
5/5	Vickie	Myskey	6/19	Liberty Abstract Company	Pittsburg
6/4	Susan	Nicholes	new	Green Country Abstract Title Co.	Cherokee
6/4	Edward	Nicholes	new	Green Country Abstract Title Co.	Cherokee
5/4	Donald	Plank	8/17	Stewart Abstract & Title of Oklahoma	Oklahoma / Carter
6/4	Marie	Porritt	new	Green Country Abstract Title Co.	Cherokee
5/27	Velda	Rautert	new	Green Country Abstract Title Co.	Cherokee
5/27	Patrick	Reynolds	new	Green Country Abstract Title Co.	Cherokee
5/27	Paula	Ritter	new	Green Country Abstract Title Co.	Cherokee
5/5	Karen	Slotta	7/23	Pioneer Abstract Company of McAlester	Latimer / Pittsburg
5/12	Kay	Smith	7/10	Goetzinger Abstract & Title	Ellis, Cimarron, Woodward
5/27	Jack	Starks, Jr.	new	Green Country Abstract Title Co.	Cherokee
5/27	Travis	Stratton	new	Green Country Abstract Title Co.	Cherokee
5/20	Kristopher	Suder	6/19	Smith Brothers Abstract	Tulsa
6/4	Betty	Tague	new	Green Country Abstract Title Co.	Cherokee
6/4	Nathaniel	Tague	new	Green Country Abstract Title Co.	Cherokee
5/20	Christal	Todd	7/6	Smith Brothers Abstract	Tulsa
5/4	Chandra	Tripplett	8/31	Stewart Abstract & Title of Oklahoma	Oklahoma / Carter
5/27	Herbert	Tyler	new	Green Country Abstract Title Co.	Cherokee
5/27	Tara	Vogelsberg	new	Green Country Abstract Title Co.	Cherokee
5/27	Stephen	Vrska	new	Green Country Abstract Title Co.	Cherokee
5/24	Jeanne	Wade	7/9	Sulphur Abstract & Title Company	Murray
5/27	Jason	Wallace	new	Green Country Abstract Title Co.	Cherokee
5/20	Connie	Williams	7/5	Smith Brothers Abstract	Tulsa
5/27	Patricia	York	new	Green Country Abstract Title Co.	Cherokee
6/9	David	Faulkner	6/24	Rogers County Abstract	Rogers

CONDITIIONAL APPROVAL CODES:

1. Payment of fees
2. OSBI Background Check
3. Misc. application and/or other required documentation
4. State hold

* all subject to administrative review and payment of fees

CERTIFICATE OF AUTHORITY		RENEWAL LIST			JUNE 2010
Date Rec	Company	County	Fee Schedule	Effective Rate Date Req.	Cond App
5/5	Pioneer Abstract Co. of McAlester	Latimer	Y	7/1/2010	
5/12	Custer County Abstract Company	Custer	N	7/1/2010	
5/24	Sulphur Abstract & Title Co.	Murray	Y	8/1/2010	

PERMIT TO BUILD RENEWAL LIST					JUNE 2010
Date Rec	Company	County	Fee Schedule	Effective Rate Date Req.	Cond App

FEE SCHEDULE CHANGE ONLY REQUESTS					JUNE 2010
Date Rec	Name	County	Fee Schedule	Effective Rate Date Req.	Cond App

TRANSFER OF OWNERSHIP					JUNE 2010
Date Rec	Name	County	Fee Schedule	Effective Rate Date Req.	Cond App

FEE SCHEDULE CODES:

***N**: Annual Filing- No Fee Change* ***Y**: Annual Filing - Amended Fee Schedule* ***S**: Special Filing - Amended Fee Schedule*

CONDITIIONAL APPROVAL CODES:

1. Payment of fees
2. OSBI Background Check
3. Misc. application and/or other required documentation
4. Bond requirement
5. E&O requirement
6. Discussion of Fee Sheet

* all subject to administrative review and payment of fees