

**MINUTES OF REGULAR MEETING
OKLAHOMA ABSTRACTORS BOARD
May 19, 2015**

1. A regular meeting of the Oklahoma Abstractors Board (OAB) was called to order by Chairman Ralph Harrison at 10:00 a.m. on May 19, 2015, at the OLERS Conference Room, 421 NW 13th St., Oklahoma City, OK.
2. Mr. Nichols called roll. Attending were Ken McDowell, J Thomas, Mark Luttrull, Chaney Haynes, Robert Getchell, John Bailey, Charles Nichols and Ralph Harrison. Corky Heard was absent. It was determined that eight members were present at the time of roll call and that a quorum was present. Also attending were Glynda Reppond, Executive Director, and John Crittenden, Assistant Attorney General. The Chairman announced that notice of the meeting and posting of the agenda had been done in accordance with the Open Meeting Act.
3. The Minutes of the Regular Meeting of the OAB conducted April 21, 2015, were then reviewed. After review, a motion was made by Chaney Haynes and seconded by Charles Nichols to accept the Minutes as presented. Vote: Unanimously approved.
4. **Chairman's Report: Ralph Harrison.** Mr. Harrison conducted the election of the officers for FY2016. Chairman Harrison then asked for nominations for Chairman for the coming year. Charles Nichols then nominated Chaney Haynes. There being no further nominations, Robert Getchell then made a motion to close the nominations and elect Chaney Haynes by acclamation. Charles Nichols seconded the motion. Vote: Unanimously approved.

Chairman Harrison then asked for nominations for Vice Chairman for the coming year. Chaney Haynes then nominated Charles Nichols. There being no further nominations, Ken McDowell then made a motion to close the nominations and elect Charles Nichols by acclamation. John Bailey seconded the motion. Vote: Unanimously approved.

Chairman Harrison then asked for nominations for Secretary for the coming year. Charles Nichols then nominated Mark Luttrull. There being no further nominations, Chaney Haynes then made a motion to close the nominations and elect Mark Luttrull by acclamation. J Thomas seconded the motion. Vote: Unanimously approved.

The new officers for the 2015 Fiscal Year are: Chaney Haynes - Chairman, Charles Nichols - Vice Chairman, and Mark Luttrull - Secretary.

5. **Executive Director's Report:** Director Reppond reported that she had received a notice from the Ethics Commission showing several Board members had not completed their reports and she just needed to make sure they had all been completed. She has also been in touch with the company doing the on-line licensing and they seem to be moving along.
6. **Committee Reports:**
 - a. **Budget and Finance – J Thomas.** Mr. Thomas gave an update on the budget and presented the OSF Form "FY2015 Operating Budget Comparison by Department and Account", the Six

Digit Object of Expenditure Report, the Six Digit Expenditure Detail Report, as well as the OAB P&L Statement for FY2015 which covers each month from the beginning of the fiscal year for comparison purposes. The total budget for the year is \$307,638.00. The total expenditures for the month were \$17,149.86 and the amount spent for the year to date is \$201,204.69. After review and discussion, a motion was made by John Bailey and seconded by Charles Nichols to approve the budget report as presented. Vote: Unanimously approved.

b. Rules and Regulations – Mark Luttrull. Mr. Luttrull reported that the first meeting of the Rules for FY2016 will be held after the regular Board today. The present rules have been sent to the Legislature for final approval and after that happens, they will be published and go into effect August 1st.

c. Licensing and Testing – Glynda Reppond. The next test is on May 21st and will be held in conjunction with the OLTA Abstractors School and 39 have signed up for that test. The next test will be held in the OAB office on July 23.

d. Inspections: None

e. Enforcement Committee – Charles Nichols.

Applications for Licenses: Presented to the Board for approval was a list of applicants for abstract licenses which are set out in the attachments hereto. After discussion, a motion was made by Charles Nichols and seconded by Robert Getchell for approval of all licenses subject to administrative review by the Executive Director, and making sure all compliance issues were met and appropriate fees paid. Vote: Unanimously approved.

Certificates of Authority and Rate Sheets: Presented to the Board for approval was a list of applications for renewal of Certificate of Authority, with or without a fee change, which are set out in the attachments hereto. After discussion, a motion was made by Charles Nichols and seconded by John Bailey for approval for all listed except Beaver County Abstract, which will be addressed in a later item, subject to administrative review by the Executive Director, and making sure all compliance issues were met and appropriate fees paid. Vote: Unanimously approved.

Rate Sheets with Changes: Presented to the Board for approval was one request for a rate change only, which is set out in the attachments hereto. After discussion, a motion was made by Charles Nichols and seconded by Chaney Haynes for approval subject to administrative review by the Executive Director, and making sure all compliance issues were met and appropriate fees paid. Vote: Unanimously approved.

Notice of Transfer of Ownership (For Information Only): The Board was notified that Musselman Abstract Company had been purchased through a stock purchase, which does not require approval by the Board, by SFKG, LLC

THE NEXT ITEM, NO. 7, WAS MOVED TO THE LAST ITEM ON THE AGENDA BEFORE ADJOURNING.

7. **Executive Director: Employment review including possible merit raise for Executive Director**
– There may be an executive session pursuant to the Oklahoma Open Meetings Act, Section 307(B)(1) “...Discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee...”. . A motion was made by Ken McDowell and seconded by Charles Nichols to move into executive session at 10:30 a.m. Vote: Unanimously approved.

The Board reconvened at 11:45 a.m. and a motion was made to come out of executive session by John Bailey and seconded by Charles Nichols. Vote: Unanimously approved. Mr. Harrison stated that no votes were taken nor other matters discussed during the executive session.

Charles Nichols then made a motion to accept the resignation of the Executive Director, Glynda Reppond. The motion was seconded by Kenneth McDowell. Vote: Unanimously approved.

8. **New Business:** None.
9. **Report of Legal Counsel:** Mr. Crittenden reported no active court cases. He has worked with the Enforcement Committee and Executive Director but it was a very slow month.
10. **Visitor’s Comments:** Mr. Charles Freede, Attorney for Oklahoma City Abstract Company, asked the Board to reconsider their policy on making a licensee retake the test after the license has expired. After explaining that it was a result of the change of general counsel that the applications were not timely filed, he asked the Board’s indulgence in this matter. After discussion, a motion was made by Robert Getchell and seconded by Charles Nichols to deny the request to renew the licenses without taking the abstractor’s license test. Vote: Unanimously approved.
11. **Next Meeting:** The next meeting will be held Tuesday, June 16, 2015 at 10:00 a.m.in the OLERS conference room, 421 NW 13th St., Oklahoma City, OK.

The meeting was adjourned by Chairman Harrison.

Respectfully submitted,


Glynda Reppond
Executive Director

Individual License Renewals

MAY, 2015

No.	Date Rec	First	Last	Exp Date	Cond Appr	Company	County
1455	4/1/2015	Lois	Riesland	6/28		Dewey County Abstract	Dewey
1455	4/1/2015	Mel	Weber	8/28		Dewey County Abstract	Dewey
1457	4/6/2015	Cathy	Pitts	5/28		Muskogee Abstract & Title	Muskogee
1457	4/6/2015	Sheri	Greene	5/28		Muskogee Abstract & Title	Muskogee
1458	4/7/2015	Roger	Praytor	6/28		First American Title & Trust	Canadian, Cleveland, Oklahoma, Pottawatomie, Tulsa
1452	3/31/2015	Danni	Hixson	11/28		Woodward County Abstract	Woodward and Major
1452	3/31/2015	Jackie	Jones	7/28		Woodward County Abstract	Woodward and Major
1460	4/9/2015	Lucretia	Lockhart	6/28		Custer County Abstract Co	Custer
1460	4/9/2015	Linda	Carpenter	7/28		Custer County Abstract Co	Custer
1461	4/13/2015	Whitney	Trummel	5/28		Green Country Abstract & Title	Cherokee
1462	4/14/2015	Tonya	Jamison	5/28		Stewart Abstract & Title	Carter and Oklahoma
1463	4/14/2015	Teresa	Harris	6/28		Creek County Abstract	Creek
1463	4/14/2015	Annette	Blakley	6/28		Creek County Abstract	Creek
1465	4/21/2015	David	Hassett	7/28		Oklahoma Digital Abstract	Wagoner, Rogers, Garfield
1465	4/21/2015	Audrea	McGinnis	5/28		Oklahoma Digital Abstract	Wagoner, Rogers, Garfield
1465	4/21/2015	Sarah	Childers	7/28		Oklahoma Digital Abstract	Wagoner, Rogers, Garfield
1465	4/21/2015	Karen	Johnson	7/28		Oklahoma Digital Abstract	Wagoner, Rogers, Garfield
1466	4/21/2015	Tammie	Caudle	6/28		Arbuckle Title and Abstract	Carter
1467	4/21/2015	Christina	Wagner	12/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Sandra	Taber	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Mary	Surber	12/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Debbie	McAnally	12/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Seneca	Massie	7/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	John	Kirkpatrick	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Telitha	Khalil	7/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Larry	Johnson	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Carla	Hall	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Retha	Dunn	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Margaret	Glossop	5/28		Guaranty Abstract Company	Tulsa

No.	Date Rec	First	Last	Exp Date	Cond Appr	Company	County
1467	4/21/2015	Deanna	Croff	5/28		Guaranty Abstract Company	Tulsa
1467	4/21/2015	Terry	Brawley	1/28		Guaranty Abstract Company	Tulsa
1468	4/22/2015	Mary	Trammell	5/28		Liberty Abstract Company	Pittsburg, Latimer
1468	4/22/2015	Vickie	Myskey	6/28		Liberty Abstract Company	Pittsburg, Latimer
1468	4/22/2015	Jami	Hartridge	6/28		Liberty Abstract Company	Pittsburg, Latimer
1468	4/22/2015	Pamela	Bennett	7/28		Liberty Abstract Company	Pittsburg, Latimer
1471	4/24/2015	Vicki	Dempsey	5/28		Southern Abstract And Title	McCurtain
1471	4/24/2015	Lisa	Hamilton	6/28		Southern Abstract And Title	McCurtain
1471	4/24/2015	Dakota	VerMeer	6/28		Southern Abstract And Title	McCurtain
1476	4/27/2015	Carol	DiRienzo	5/28		Guaranty Abstract Company	McClain
1476	4/27/2015	Kathie	Greene	5/28		Guaranty Abstract Company	McClain
1478	4/28/2015	Cynthia	Kennedy	6/28		Claremore Abstract & Guaranty	Rogers
1482	4/29/2015	Mickael	Lee	6/28		Lacey Pioneer Abstract Co	Caddo
1486	4/30/2015	Angela	Johnson	6/28		University Land Title Services	Payne
1484	4/29/2015	Betty	Ford	6/28		Sovereign Abstract & Title Co	Comanche
1492	5/7/2015	Jami	Dolan	5/28	1	Oklahoma City Abstract & Title	Oklahoma
1492	5/7/2015	Gary	Bouret	6/28		Oklahoma City Abstract & Title	Oklahoma
1492	5/7/2015	Michael	Galloway	8/28		Oklahoma City Abstract & Title	Oklahoma
1492	5/7/2015	Sammy	Hendrix	6/28		Oklahoma City Abstract & Title	Oklahoma
1492	5/7/2015	Chandra	Tripplett	9/28		Oklahoma City Abstract & Title	Oklahoma

CONDITIONAL APPROVAL CODES:

1. Missed deadline - license extended - pd. \$100 fine
2. OTC Hold
3. Waiting for payment of fine

** all subject to administrative review and payment of fees*

APPLICATIONS: RENEWAL OF CERTIFICATE OF AUTHORITY							MAY, 2015		
No.	Date Rec	Company	EXP Date	County	Cond App	Fee Change	Page or Time Based	Rate Sheet Effective Date	
1446	3/25/15	AAA Abstract Co., INC	6/28	Adair		N	Page	6/1/2015	
1456	4/3/15	Alfalfa Guaranty Abstract Company	6/28	Alfalfa	3	N	Time	3/1/2015	
1460	4/9/15	Custer County Abstract Company	7/28	Custer		N	Page	5/20/2015	
1454	4/1/15	Dewey County Abstract	6/28	Dewey		N	Time	5/20/2015	
1475	4/27/15	Durant Abstract Inc	5/28	Bryan		Y	Time	5/20/2015	
1450	3/30/15	Marietta Abstract Company	6/28	Love		Y	Page	5/20/2015	
1459	4/9/15	Pioneer Abstract of McAlester	7/28	Latimer		N	Time	7/28/2015	
1469	4/23/15	Southern Abstract & Title Company	7/28	McCurtain		N	Time	7/1/2015	
1452	3/31/15	Woodward County Abstract Co.	5/28	Woodward	3	N	Time	7/1/2015	

APPLICATIONS: NEW CERTIFICATE OF AUTHORITY							MAY, 2015		
No.	County	Company Name	Date Permit	Applicant	Page or Time Based	Rate Sheet Effective	Date Rec App	Status	

FEE SCHEDULE CHANGE ONLY REQUESTS							MAY, 2015		
No.	Date Rec	Name		County	Cond App	Fee Change	Page or Time Based	Rate Sheet Effective Date	
na	4/1/15	Muskogee Abstract & Title		Muskogee		Y	Time	6/1/2015	

TRANSFER OF OWNERSHIP							MAY 2015		
No.	Date Rec	Name (Prior to Ownership Change)	Name Change	Owner(s)	Stock or Asset	Contact	Page or Time Based	Rate Sheet Effective Date	
N/A	4/27	Musselman Abstract Co. (notice to Board only, does not require vote)	No	SFKG, LLC	Stock	Andrew Ihrig	Time	12/17/2014	