



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 (*Insurer, Davis County*)

xDarla Milovich (*Agency, Salt Lake County*)

xVice Chair, Chase Phillips (*Agency, Weber County*)

Cal Robinson (*Agency, Iron County*)

xJeff Mathews (*Public Member, Morgan County*)

DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner*

xReed Stringham, *Deputy Comm.*

Tracy Klausmeier, *P&C Dir.*

xRandy Overstreet, *Licensing Dir.*

Patrick Lee, *Finance Dir.*

xAdam Martin, *MC Examiner*

xMichael Covington, *CE Specialist*

xSteve Gooch, *PIO Recorder*

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 — 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