



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/licensees/title/tec/>)

April 13, 2026 at 9:00 AM

Google Meet & In-Person

ATTENDEES

TITLE & ESCROW COMMISSION

Chair, Nathan Sprague (*Insurer, Utah County*)

Kim Cruz (*Insurer, Salt Lake County*)

Vice Chair, Kevin Parke (*Agency, Salt Lake County*)

DEPARTMENT STAFF

Jon Pike, *Insurance Commissioner*

Tracy Klausmeier, *P&C Dir.*

Randy Overstreet, *Lic. Mgr.*

Michael Covington, *CE Specialist*

Anam Schab, *Title Examiner*

Steve Gooch, *PIO Recorder*

PUBLIC

Matt Sager

Blaine Einzinger

Joseph McPhie

Michael Sumner

TeJay Rasband

Carol Yamamoto

January Stark

Nikki Gonzalez

Shellie Ennis

Terrie Lund

Trevor Mooney

Wade Taylor

Bob Rice

Cort Ashton

Minutes — *Approved*

General Session: (Open to the Public)

- **Welcome** / Nathan Sprague, Chair (9:09 AM)
- **Telephone Roll Call**
- **Adopt Minutes of Previous Meeting**
 - *Timestamp 02:10*
 - **Motion by Kevin to adopt minutes. Seconded by Kim. Motion passed 3-0.**
 - YEA: Nate, Kevin, Kim
 - NAY: None
- **Concurrence Reports**
 - Licenses
 - *Timestamp 03:00*
 - **Motion by Kevin to concur. Seconded by Kim. Motion passed 3-0.**
 - YEA: Nate, Kevin, Kim
 - NAY: None
 - Continuing education
 - *Timestamp 04:00*
 - **Motion by Kevin to concur. Seconded by Kim. Motion passed 3-0.**
 - YEA: Nate, Kevin, Kim

- NAY: None
- **Update on 2026 Goals**
 - ULTA report / Kim
 - *Timestamp 05:32*
 - Kim reported on a successful "Lunch & Learn" session regarding legislative updates.
 - The next ULTA "Lunch & Learn" is scheduled for May 8.
 - The ULTA Annual Convention will be held at Black Rock Mountain Resort on July 9–10.
 - FinCEN reporting is currently in a "waiting pattern" as the industry monitors updates.
 - ULTA board members will be traveling to Washington, DC next month for industry discussions.
- **Department Topics / Anam**
 - Annual report submissions
 - *Timestamp 07:33*
 - Anam reminds agencies that the annual report is due May 1. The net worth and capital percentage this year is 3.5%.
 - Reporting is going well — 30 of 151 reports have been turned in. The UID will send a reminder.
- **New Business**
 - Charging for trade association use of space, R592-6 / Nathan
 - *Timestamp 09:56*
 - Nate notes that R592-6-4(5) restricts title producers from allowing trade associations to use their facilities without charging fair market value.
 - Discussion follows.
 - Matt Sager proposed removing "or its trade association" from the subsection, arguing that trade associations are not "clients" by definition and the inclusion was a likely oversight in previous drafts.
 - **Motion by Kevin to strike "or its trade association" from R592-6-4(5). Seconded by Kim. Motion passed 3-0.**
 - YEA: Nate, Kevin, Kim
 - NAY: None
- **Old Business**
- **Other Business**
 - Question about proposed rule R592-18 / Cort Ashton
 - *Timestamp 18:58*
 - Court Ashton inquired about grandfathering existing escrows past the effective date of the rule. The UID clarified that while the rule provides specific definitions, all activities must still comply with the underlying statute.
 - Discussion follows.
 - The rule is scheduled to be made effective on April 21.
 - TEC/REC meeting? / Steve
 - *Timestamp 32:15*
 - Meeting will not be scheduled due to lack of discussion topics.

Executive Session: (None)

- **Adjourn** (9:44 AM)
 - **Motion by Kevin to adjourn. Seconded by Kim. Motion passed 3-0.**
 - YEA: Nate, Kevin, Kim
 - NAY: None

Next Meeting: **May 11, 2026** — Flaming Gorge Room, Taylorsville State Office Building

2026 Meeting Schedule

Jan 12**	Feb 9**	Mar 9	Apr 13	May 11*	Jun 8
Jul 13	Aug 10	Sep 14	Oct 19*	Nov 9	Dec 14**

*Proposed TEC/REC meeting immediately following

**Online only

*These minutes were prepared with the assistance of Google Gemini AI.
They have been reviewed and improved by a human person and are accurate.*