

OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
August 18, 2026

1. A regular meeting of the Oklahoma Abstractors Board (OAB) was called to order by Chairperson Rex Koller at 10:00 a.m., at the OLERS Conference Room, 421 NW 13th Street, Suite 100, Oklahoma City, Oklahoma.
2. Darla Ringo called the roll. Attending were: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Absent: Taylor Arndt.
3. The Minutes of the Regular Meeting of the OAB, conducted on July 21, 2026, were reviewed and Mr. Koller pointed out a couple of typos that needed to be corrected. A motion was made by Ms. Ringo to approve the minutes with the requested corrections. The motion was seconded by Mr. Mapes. Motion carried.
Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.
Abstention: Jeff Lower because he was not present for the meeting.
4. **Chairperson's Report – Rex Koller:** Mr. Koller reported that things are quiet except for the upcoming OLTA Regional Meetings. They will take place on September 15th in Weatherford and September 16th in Oklahoma City. Then the following week, they'll take place on September 22nd in Tulsa and September 23rd in Krebs. He is planning on attending the meeting in Tulsa and asked the other Board Members to look at their calendars and see if they might be able to attend one of the other meetings. Ms. Ringo said that she and Mr. Mapes would be at the one in Weatherford. Mr. Cichon said he would be attending the meeting in Krebs and Mr. Waldroup said he would likely be at the one in Oklahoma City.
5. **Administrator's Report (Board Report):** Ms. Smith reported that the office has been quiet and had nothing else to report.
6. **Committee Reports.**
 - a.) **Budget and Finance–Jeff Mapes:** Mr. Mapes gave an update on the budget for the previous month. The annual budget is \$327,024.00 with encumbrances of \$108,835.39. Revenue for the month of April was \$11,428.80 and expenses were \$24,486.21, which gives a total encumbrances and expenses of \$110,529.12 and an annual variance of \$212,715.00. Our ending cash balance is \$1,048,126.19. After review and discussion, Mr. Mapes made a motion on behalf of the Finance Committee to approve the report as presented. Second by Mr. Lower. Motion carried.
Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.
 - b.) **Rules and Regulations – Rex Koller:** Mr. Koller reported that they are working on creating a uniform quarterly report for plant builds and is planning on working with

someone with greater technology skills to provide input. Otherwise, there wouldn't be any other legislative news until the next session.

- c.) **Licensing and Testing – Darla Ringo:** Ms. Ringo reported that since the last board meeting there had been no testing. The next testing date is September 17th at 10:00 am in the OAB offices.

She also reported that the licensing platform team has begun to work on the enhancement we requested which will enable us to set up automatic reminders for individual license renewal.

- d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been 4 inspections since the last Board Meetings and all 4 were without findings. She asked for a motion to approve the inspection reports as presented.

A motion was made by Ms. Ringo. Second by Mr. Cichon. Motion carried.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

- e.) **Enforcement Committee Reports-Jeff Lower:**

Applications for Licenses: Presented to the Board for approval was a list of applicants for abstract licenses or renewals, which are set out in the attachments hereto. A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve all the licenses presented, subject to administrative review and to make sure all compliance issues were met, and appropriate fees paid. Second by Ms. Ringo. Motion passed.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

Abstentions: Darla Ringo, Jim Cichon, and Rex Koller abstained from voting on those licenses pertaining to their employer's business holdings.

Renewal of Certificate of Authority (With No Rate Changes): Presented to the Board for approval were applications for renewal of Certificate of Authority with their rate sheet with no fee changes by American Eagle Title & Abstract, LLC (Tulsa), American Eagle Abstract of Canadian County, LLC, American Eagle Abstract of Cleveland County, LLC, Buffalo Land Abstract Company, Inc. (Osage), Oklahoma Digital Abstract, LLC dba Delaware County Abstract, Southeastern Oklahoma Abstract & Title LLC dba Pushmataha County Abstract Co., and Oklahoma Digital Abstract LLC dba American Eagle Abstract Rogers County. A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Mr. Mapes. Motion passed.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

Abstentions: Jim Cichon abstained from voting on those licenses pertaining to his employer's business holdings.

NEW Certificate of Authority: Presented to the Board for approval was an application for a Transfer of Ownership with their rate sheet by Photo Abstract Company to Apex Title North East Oklahoma LLC dba Photo Abstract Company (Ottawa). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the application. Second by Ms. Ringo. Motion passed.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

Complaint OAB-2026-W156 – Ms. Collins reported that a complaint was filed stating that an abstract was completed outside of guidelines. After reviewing the complaint and the company's response, it was found that the abstract was completed three days outside of guidelines. Ms. Collins asked if there were any questions, and hearing none asked for a motion to approve the action suggested by the Enforcement Committee.

A motion was made by Mr. Lower on behalf of the Enforcement Committee. Second by Ms. Ringo. Motion passed.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

Complaint OAB-2026-W157 – Ms. Collins reported that a complaint was filed Against Musselman Abstract in Washington County stating the abstract was delayed and there was an additional financial burden incurred that shouldn't have been. The abstract was completed within guidelines but the examining attorney found a conflicting right-of-way which had to go through court proceedings to vacate. Once that occurred, the abstract was brought to date to include all filings and completed within guidelines. After reviewing the complaint and the company's response, it was found that there was no violation and suggested the matter be closed. Ms. Collins asked if there were any questions, and hearing none asked for a motion to approve the action suggested by the Enforcement Committee.

A motion was made by Mr. Lower on behalf of the Enforcement Committee. Second by Mr. Cantrell. Motion passed.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.

7. **Report of Legal Counsel – Whitney Herzog:** Ms. Herzog reported that the date for the AAA Abstract case – OAB-2026-INV01 – has been set for the review of the Request for Rehearing on September 15, 2026 at 10:00 AM as part of the board meeting. This will simply be a review of the request, not a rehearing.
8. **New Business:** There was none.
9. **Visitor's Comments:** There were none.

10. **Announcement of next meeting:** The next regular meeting will be Tuesday, September 15, 2026, at 10:00 a.m., 421 NW 13th Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma.
11. **Adjournment:** Mr. Koller made motion to adjourn the meeting. Second by Ms. Ringo. Motion passed.
Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, and Rex Koller. Nos: None.