

**OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
February 17, 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 OLEERS Conference Room, 421 NW 13th Street, Suite 100, Oklahoma City, Oklahoma.
2. Jeff Mapes called the roll. Attending were: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains.
3. The Minutes of the Regular Meeting of the OAB, conducted on January 20, 2026, were reviewed. A motion was made by Mr. Mapes to approve the minutes as presented. The motion was seconded by Mr. Lower. Motion carried.
Yeas: Darin Kent, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
Abstention: Darla Ringo abstained from voting because she was not present at the January meeting.
4. **Chairperson's Report – Rex Koller:** Mr. Koller reported that he and Ms. Smith went before the Administrative Rules Committee for the review of our Sunset Date. He said that he thought there had already been a bill introduced to extend the Sunset Date to 2036.

He also reported on attending the Day at the Capitol and Legislative Reception with OLTA and felt the Board was well represented with Ms. Loggains, Mr. Coffman and Mr. Waldroup attending as well.
5. **Administrator's Report (Board Report):** Ms. Smith reported that she had been told by one of our suite mates that a bill had been introduced to do away with the sunseting process.
6. **Committee Reports.**
 - a.) **Budget and Finance–Darin Kent:** Mr. Mapes gave an update on the budget for the previous month. The annual budget is \$335,846.00 with encumbrances of \$57,166.16, which gives us a total Year-To-Date Encumbrances and Expenses of \$224,296.84 and a variance of \$111,549.160. The revenue for the month was \$48,791.55 and expenses were \$27,879.22 which leaves us with an ending cash balance of \$1,043,280.95. After review and discussion, Mr. Kent made a motion to approve the report as presented. Second by Ms. Ringo. Motion carried.
Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
 - b.) **Rules and Regulations – Rex Koller:** Mr. Koller reported that the Rules Committee is reviewing the Guidelines for Building a New Plant. He would also like the committee to develop a standardized form for reporting progress on new builds.

The committee is set to meet after the Board meeting to discuss the raising of licensing fees.

- c.) **Licensing and Testing - Sue Ann Loggains:** Ms. Loggains reported that since the last board meeting 6 individuals have taken the exam and 5 passed. The next testing date is on March 19th at the OAB offices.

Ms. Smith added to the report to say that Ms. Harper has done her first online training class for using the portal. This first class only had one attendee, but it was recorded and will be posted on the website. There will also be something recorded for individual licenses.

- d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been no inspections since the last Board Meeting.

- 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 Mr. Mapes. Motion passed.

Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

Abstention: Darla Ringo, Jeff Mapes, Rex Koller and Sue Ann Loggains 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 Beckham Abstract & Title (Beckham), Cheyenne Abstract Company, Inc (Roger Mills), Chicago Title Oklahoma Co (Oklahoma), Chicago Title Oklahoma Co (Cleveland), Cotton County Abstract Company, Creek County Abstract Company, Inc, Eufaula Abstract & Title Company (McIntosh), Jamaican Eagle Data, Limited (Logan), Mayes County Abstract, MG Cox Abstract Company (Garvin), Muskogee Abstract and Title (Muskogee), Pawhuska Abstract & Title Company dba Smith Brothers Abstract & Title Co., LLC (Osage), Pioneer Abstract Company (Seminole), Pioneer Abstract Company dba Atlas Abstract Company (Hughes), SCA Title, LLC (Sequoyah), Smith Brothers Abstract & Title Co., LLC (Creek), Smith Brothers Abstract & Title Co., LLC (Osage), Smith Brothers Abstract & Title Co., LLC (Beaver), Smith Brothers Abstract & Title Co., LLC (Cimarron), Southwest Abstract & Title LLC (Comanche), The Guaranty Abstract Company of McClain Co., Inc (McClain), The Valley Abstract Company, Inc (Garvin), Tishomingo Abstract Company (Johnston), Woods County Abstract Corporation. A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Mr. Mapes. Motion passed.

Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

Abstention: Darla Ringo, Jeff Mapes, and Rex Koller abstained from voting on those licenses pertaining to their employer's business holdings.

Renewal of Certificate of Authority (WITH Rate Changes): Presented to the Board for approval was an application for renewal of Certificate of Authority with their rate sheet with fee changes by American Eagle Title Insurance Co (Oklahoma), Bailey Hans LLC dba Garfield County Abstract (Garfield), Cochran Abstract Company (Grady), First American Title Insurance (Canadian), Grand River Abstract & Title Company (Delaware), OK Abstract of Lawton Inc dba Sovereign Abstract & Title of Comanche County (Comanche), Smith Brothers Abstract & Title Co., LLC-0079 (Cherokee), Smith Brothers Abstract & Title Co., LLC-0085 (Cherokee), Rogers County Title & Abstract, LLC dba Claremore Abstract & Guaranty Co dba Smith Brothers (Rogers). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Ms. Ringo. Motion passed.

Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

Abstention: Darla Ringo, Jason Waldroup, and Rex Koller abstained from voting on those licenses pertaining to his employer's business holdings.

Renewal of Permit to Build an Abstract Plant: Presented to the Board for approval was an application for renewal of a Permit to Build an Abstract Plant by Genesis Abstract & Title (Pittsburg). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the application. Second by Mr. Kent. Motion passed.

Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

Renewal of Permit to Build an Abstract Plant: Presented to the Board for approval was an application for renewal of a Permit to Build an Abstract Plant by Heritage Abstract of Oklahoma (Oklahoma). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the application. Second by Mr. Mapes. Motion passed.

Ms. Loggains asked about the expiration date because it was January 28, 2026, but it was now February. Ms. Smith explained that just like COAs, permits expire each year. The application was received prior to their expiration but wasn't in time to be placed on the January agenda so it was being reviewed at the February meeting.

Ms. Loggains responded that we let COAs carry through, but not abstract licenses. Ms. Smith explained that whenever a license is set to expire, if the application is received to prior to the expiration date, even if the board does not review it by that date, by operation of Administrative Law, the application carries through until the

Board can review it. However, if any renewal application is received after the expiration date, regardless of whether it's for an individual or company, that license expires. Individuals have to retake the test, and companies would have to apply for a new COA or Permit.

Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

7. **New Business:** There was none.
8. **Report Legal Counsel-Whitney Herzog-Scimeca:** Ms. Scimeca reported that a bill has been submitted, SB1287, that would impact the opinion requested by the Board regarding the licensure of non-US residents. The bill, introduced by Senator Alford, reads: SB1287 authorizes the Oklahoma Abstractors Board to deny an abstract license to an applicant who does not have legal authorization to work, is not residing in, or is not physically present in the United States of America.

The last update was that it had been co-authored by Representative CrosswhiteHader.

She also stated that if there was legislation in process, the Attorney General's office will not issue opinions on a matter.

9. **Visitor's Comments:** Mr. Mark Luttrull with OLTA thanked the Board for attending the Owners/Managers Meeting.
10. **Announcement of next meeting:** Tuesday, March 17, 2026, at 10:00 a.m., 421 NW 13th Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma.
11. **Adjournment:** Mr. Lower made motion to adjourn the meeting. Second by Ms. Ringo. Motion passed.
Yeas: Darin Kent, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.