

**OKLAHOMA ABSTRACTORS BOARD**  
**MINUTES OF REGULAR MEETING**  
**January 20, 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 13<sup>th</sup> Street, Suite 100, Oklahoma City, Oklahoma.
2. Jeff Mapes called the roll. Attending were: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Absent: Darin Kent and Darla Ringo.
3. The Minutes of the Regular Meeting of the OAB, conducted on December 16, 2025, were reviewed. A motion was made by Mr. Ward to approve the minutes as presented. The motion was seconded by Ms. Loggains. Motion carried.  
Yeas: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
4. **Chairperson's Report – Rex Koller:** Mr. Koller reminded everyone that positions would be opening up on the Board for Randy Coffman (Creek, Lincoln, Rogers, Tulsa, and Wagoner Counties) and Scott Ward's (Realtor) positions and the end of June. Both have served two terms and are unable to serve another. If anyone is interested in those positions, they should go to the Governor's website to apply.

February 16<sup>th</sup> is the Day at the Capitol in the morning with OLTA. In the afternoon is the Owner's and Manager's meeting followed by the Legislative Reception. He encouraged everyone to attend.

5. **Administrator's Report (Board Report):** Ms. Smith had no 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 \$335,846.00 with encumbrances of \$62,644.22, which gives us a total Year-To-Date Encumbrances and Expenses of \$201,766.10 and a variance of \$134,079.90. The revenue for the month was \$0 and expenses were \$24,045.09 which leaves us with an ending cash balance of \$1,022,402.47. Ms. Smith noted that there was income, but for some reason the finance team no longer waits to reconcile the accounts before issuing those reports but they don't and often don't verify income until later.  
After review and discussion, Mr. Mapes made a motion to approve the report as presented. Second by Mr. Lower. Motion carried.  
Yeas: 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 need whether there needs to be an increase in fees since there has not been an increase since 2008.

The committee is also going over the Guidelines for Building a new plant to meet the advances in technology and ensure that third party plant builders aren't using copies of previous plants that have been built.

- c.) **Licensing and Testing - Sue Ann Loggains:** Ms. Loggains reported that since the last board meeting 11 individuals have taken the exam and 10 passed. The next testing date is on March 19<sup>th</sup> at the OAB offices. She also pointed out that the website has that the testing occurs monthly. Ayla will correct that on the website.

She also noted that the committee would be looking at a comparison sheet she created regarding various licenses in the state – title insurance, realtors, etc. to see if there might be some uniformity created.

Ms. Smith reported that with the implementation of the new online licensing portal there are still some people who are resistant to using it. Last month it was mentioned that there might be a penalty instituted for those still sending paper. However, before such measure is put in place, Ms. Harper suggested making some online training available to users.

- d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been no inspections since the last Board Meeting but she did have some Consent Orders to discuss. First was a Consent Order issued to Sovereign Abstract. At the time the Enforcement Committee recommended the issuance of a Consent Order, the Inspector failed to inform the Committee that the matter had already been resolved. The billing discrepancy was found during the inspection and the company had already corrected the amount before any invoice was sent to the customer. It was felt that if the Committee had known the matter had already been remedied, they likely would not have issued the Consent order. Mr. Ward asked if there was a reason not to leave it in the file. It was discussed that the issue was resolved before the Committee even met and they confirmed that if they'd known it had already been resolved, they would not have issued a consent order.

A motion was made by Ms. Loggains to rescind the Consent Order and close the matter. Second by Mr. Ward. Motion passed.

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

Ms. Collins then listed several Inspection Consent Orders that had been agreed to and signed off on by the recipients. SCA Title, LLC in Adair County was issued a consent order for indexing issues in the amount of \$5,000. There was an immediate revisit a month later where there were still some lingering indexing issues, but marked improvement had occurred. The consent order was issued with no financial penalty, but a requirement for a 6-month follow-up inspection to ensure the issue was

remedied. SCA Title, LLC in LeFlore County also had indexing issues and was penalized \$1,000.00 and would receive a 6-month follow-up inspection. SCA Title, LLC in Sequoyah County was found to have one probate missing from their indexes and was penalized \$1,000.00 and would receive a 6-month follow-up inspection. SCA Title, LLC in Haskell County was issued a consent order in the amount of \$1,000 for 2 probates missing from their index. Ms. Collins asked for a motion to accept the consent orders, authorize the Chairperson to sign off on them and officially close the matter. A motion was made by Mr. Ward. Second by Mr. Lower. Motion passed. Yeas: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. 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 Mr. Mapes. Motion passed.

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

Abstention: Randy Coffman 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 Insurance Co. dba Coal County Abstract Company, Antlers Abstract (Pushmataha), Caddo County Abstract Company, Chicago Title Oklahoma Co. (Logan), Clinton Abstract Company (Custer), Great Plains Investments, LLC DBA Baileys Abstract & Title (Kiowa), Greer Guaranty Abstract Company (Greer), Guaranty Abstract & Title Company, Inc. (Texas), Home Title Guaranty Co (Pontotoc), Hugo Abstract (Choctaw), Lincoln Abstract & Guaranty LLC dba Smith Brothers (Lincoln), Love County Abstract Company , Pioneer Abstract & Title Co (Harper), Solomon Abstract, LLC dba Solomon Abstract Co. (Kingfisher), Southeastern Oklahoma Abstract & Title, LLC dba Latimer County Abstract & Title, The Musselman Abstract Company (Washington), and Washita Valley Abstract (Grady). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Mr. Mapes. Motion passed.

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

Abstention: Jason Waldroup 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 Duncan Abstract Company (Stephens), First

American Title Insurance Company (Oklahoma), First American Title Insurance Company (Cleveland), First American Title Insurance Company (Pottawatomie), First Republic Title Co. dba Ellis County Abstract Co, Harmon County Abstract Company, Powers Abstract Company (Noble), Stephens County Abstract Company, Wagoner County Abstract Company. A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Mr. Mapes. Motion passed.

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

Abstention: Jason Waldroup abstained from voting on those licenses pertaining to his employer's business holdings.

**Transfer of Ownership:** Presented to the Board for approval was an application for a Transfer of Ownership by Osage County Abstract Co, Inc. dba Smith Brothers Abstract & Title Co., LLC/Smith Brothers Abstract & Title Co., LLC (Osage). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the application. Second by Mr. Mapes. Motion passed.

Ms. Smith explained that there was an issue with the Certificate of Good Standing from the Secretary of State for the previous entity and instead of holding that out there, they asked to go ahead and change it over to the new entity. Everything remains the same except the entity holding the COA and the change was something they intended to do anyway.

Yeas: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Scott Ward and Sue Ann Loggains. Nos: None.

Abstention: Rex Koller abstained from voting on the application as it pertained to his employer's business holdings.

**Complaint OAB-2025-W154:** Presented to the Board for review was a complaint against a non-abstract company. There was an allegation that items were left out of the abstract, but if there had been, it should have been noticed by the examining attorney. However, because the complaint was primarily regarding non-abstract issues and against a company outside of the Board's regulatory authority, the Enforcement Committee recommended closure of the complaint. Ms. Smith added that a note would be included with the complaint response that if they wanted to raise a complaint against the abstract company we will be happy to assist. A motion was made by Mr. Lower on behalf of the Enforcement Committee to close the complaint. Second by Ms. Loggains.

Yeas: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, 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 she has been working with the Enforcement Committee and Board.

9. **Visitor's Comments:** There were none.
10. **Announcement of next meeting:** Tuesday, February 17, 2026, at 10:00 a.m., 421 NW 13<sup>th</sup> Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma.
11. **Adjournment:** Mr. Koller made motion to adjourn the meeting. Second by Ms. Loggains. Motion passed.  
Yeas: Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Scott Ward and Sue Ann Loggains. Nos: None.