OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
July 21, 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 Mapes, Jim Cichon, Michael Cantrell, Rex Koller, and Taylor Arndt. Absent: Jeff Lower.

   With the new board members, Mr. Koller asked everyone to go around and introduce themselves.

3. The Minutes of the Regular Meeting of the OAB, conducted on June 16, 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: Darla Ringo, Jason Waldroup, Jeff Mapes, Jim Cichon, and Rex Koller. Nos: None.
   Abstention: Beryl Sears, Michael Cantrell, and Taylor Arndt because they were not present for the meeting.

4. **Chairperson's Report – Rex Koller:** Mr. Koller thanked everyone for their support over the last year. He stated that the coming year should be interesting and discussed the non-renewal of the Board's sunset date. The board is currently in a wind-down process to be sunset on July 1st of next year. Once there is a new legislative session he's confident there will be new legislation to get the board reestablished.

   The special meeting that had been scheduled for June 29th for a hearing on the matter of AAA Abstract was unable to be held due to a lack of a quorum.

5. **Administrator's Report (Board Report):** Ms. Smith reported that the office has been quiet, they've been onboarding new board members and making sure everything is in order with regard to the wind-down period.

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 $34,691.20. Revenue for the month of April was $17,320.00 and expenses were $24,486.21, which gives a total encumbrances and expenses of $324,969.82 and an annual variance of $876.18. Our ending cash balance is $1,070,477.30. After review and discussion, Mr. Mapes made a motion on behalf of the Finance Committee to approve the report as presented. Second by Mr. Waldroup. Motion carried.

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

b.) **Rules and Regulations – Rex Koller:** Mr. Koller reported that at the last meeting, the new Guidelines for Building an Abstract Plant were approved. He believes the next thing for the committee to address is a standardized quarterly report for permit holders to use to upload as evidence they're meeting the requirements of the new Guidelines.

c.) **Licensing and Testing – Darla Ringo:** Ms. Ringo reported that since the last board meeting 6 individuals have taken the exam and 5 passed. The next testing date is September 17th at 10:00 am in the OAB offices.

d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been 13 inspections since the last Board Meeting. There were a few issues with indexing and timeline compliance. There were also two companies missing bonds, but those have been submitted. She asked for a motion to approve the inspection reports as presented and the action recommended by the Enforcement Committee.
A motion was made by Ms. Ringo. Second by Mr. Mapes. Motion carried.

Mr. Koller asked if there had been a follow up inspection for AAA yet and Ms. Collins responded that it was happening the next day.

Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Mapes, Jim Cichon, Michael Cantrell, Rex Koller, and Taylor Arndt. Nos: None.
Abstentions: Jason Waldroup abstained from voting on those reports pertaining to his employer's business holdings.

e.) **Enforcement Committee Reports-Darla Ringo**:
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 Ms. Ringo 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. Cichon. Motion passed.
Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Mapes, Jim Cichon, Michael Cantrell, Rex Koller, and Taylor Arndt. Nos: None.
Abstentions: Darla Ringo 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 Modern Abstract & Title, LP (Marshall), Sovereign Abstract & title of McIntosh County, LLC, and Buffalo Land Abstract (Atoka). A motion was made by Ms. Ringo on behalf of the Enforcement Committee to approve the applications. Second by Ms. Arndt. Motion passed.

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

Renewal of Certificate of Authority (WITH Rate Changes): Presented to the Board for approval were applications for renewal of Certificate of Authority with their rate sheet with fee changes by Chicago Title Oklahoma Co. (Canadian) and Arbuckle Closing & Escrow Service, LLC dba Arbuckle Title & Abstract (Love). A motion was made by Ms. Ringo on behalf of the Enforcement Committee to approve the applications. Second by Mr. Cichon. Motion passed.

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

NEW Certificate of Authority: Presented to the Board for approval was an application for a NEW Certificate of Authority with their rate sheet by Stewart Title of Oklahoma, Inc. A motion was made by Ms. Ringo on behalf of the Enforcement Committee to approve the application. Second by Mr. Cichon. Motion passed.

Mr. Koller asked about objections received. Ms. Collins said there were none. He also asked whether the abstracts prepared were complete. Ms. Collins told him they were.

The floor was opened to comments from any opposition or in favor of the application. Mr. Jason Soper with Stewart Title expressed his appreciation for the staff's help in getting the application completed, inspected, and ready for review by the board.

Ms. Smith read the Directors Report for the record. Comes now Katherine Smith, State Administrator of Abstracting of the Oklahoma Abstractors Board, and states:

The application for certificate of authority has been received in proper form and reviewed.

Proper notification was made by posting on the OAB website, notifying the Court Clerk and County Clerk of Canadian County, as well as all Certificate of Authority holders in Canadian County.

No comments were received from any source.

Payment of the applicable fees have been made in the correct amount of $2,400.00. E&O Insurance in the sum of $1,000,000.00 and a County records bond of $100,000.00 have been posted.

Inspections have been performed by the Inspectors on behalf of the OAB and all have found an adequate abstract plant available for use.

The name of the company is not deceptively similar to other certificate of authority or permit holders, and the company has an actual physical presence in the county of Canadian.

According to the foregoing, the application for a Certificate of Authority is in compliance with Title 1 of the Oklahoma Statutes and 5:11-9-1 of the Permanent Rules of the OAB.

As the State Administrator of Abstracting of the Oklahoma Abstractor's Board, I hereby recommend that the Application for Certificate of Authority submitted by Stewart Title of Oklahoma, Inc. be approved. Signed Katherine Smith, dated July 21, 2026.

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

7. **Report of Legal Counsel – Whitney Herzog:** Ms. Herzog reported that with regard to the hearing that was scheduled for June 29th to review the Request for Reconsideration it was canceled and she hopes that it will be set for the September OAB Board Meeting. The delay is because of conflicts from opposing counsel for any dates prior to that.

   She also pointed out letters in the packet that went out to licensees who hold current licenses but will no longer be eligible to hold those licenses because of SB1287 which changes the ability to issue a license to someone who does not reside in, have authorization to work in, or are present in the United States. The letters were sent out to the affected licensees as well as to their employing company. They were primarily for informational purposes to make the licensees aware of the legislation that goes into effect November 1, 2026. The language in the law states that license applications that do not meet the criteria be denied so since they already hold licenses, they would come up against the law when they renew.

   If they submit a renewal application and it is denied, the license applicant would have an opportunity to have a hearing.

   Mr. Cichon asked if their licenses would be nullified as of November 1st. Ms. Herzog responded that no, they would not because the language says the Board should deny any license applications, so their current licenses would be good until a renewal application is received which she believes is around the March timeframe.

8. **New Business:** There was none.

9. **Visitor's Comments:** There were none.

10. **<u>Announcement of next meeting:</u>** The next regular meeting will be Tuesday, August 18, 2026, at 10:00 a.m., 421 NW 13th Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma.

11. **<u>Adjournment:</u>** Mr. Koller made motion to adjourn the meeting. Second by Ms. Arndt. Motion passed.
    Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Mapes, Jim Cichon, Michael Cantrell, Rex Koller, and Taylor Arndt. Nos: None.