OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
June 16, 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: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Absent: Darin Kent.

3. The Minutes of the Regular Meeting of the OAB, conducted on May 19, 2026, were reviewed. A motion was made by Mr. Mapes to approve the minutes as presented. The motion was seconded by Ms. Loggains. Motion carried.
   Yeas: Darla Ringo, 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 reported that the sunset bill for the Abstractor's board did not get passed and the bill removing sunset dates for a number of agencies was vetoed and not overridden by the legislature. According to statute – 74 O.S. 39:09, starting July 1st, the board will enter a one-year wind down phase. Operations will continue as normal until July 1, 2027. After the elections in November, we'll need to hit the ground running to get some new legislation passed to get the board reestablished for next year.

   There has been a request for rehearing from AAA Abstract in response to the Administrative hearing. They feel there were some documents included that should not have been and they clouded the board's ruling. There has been a Special Meeting set for June 29th. They'll come before the board and give their reasons as to why they feel it needs to be reheard. The Board will vote and decide whether there needs to be a rehearing.

5. **Administrator's Report (Board Report):** Ms. Smith reported that the budget for FY2027 had been forwarded to the legislature. She has also been working on getting the storage cleaned out and digitizing the records which, once completed, will save the board approximately $300/month.

6. **Committee Reports.**
   a.) **Budget and Finance–Darla Ringo:** Ms. Ringo gave an update on the budget for the previous month. The annual budget is $335,846.00 with encumbrances of $38,918.38. Revenue for the month of April was $15,710.00 and expenses were $28,158.65, which gives a total encumbrances and expenses of $314,710.79 and an annual variance of $21,135.21. Our ending cash balance is $1,077,643.49. After review and discussion, Ms. Ringo made a motion to approve the report as presented. Second by Mr. Lower. Motion carried.

Yeas: 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 presented the updated Guidelines for Building an Abstract Plant and asked if anyone had any corrections or changes. Mr. Koller thanked everyone who helped craft the new guidelines. After review and discussion, Mr. Koller made a motion to approve and adopt the new guidelines as presented. Second by Ms. Ringo. Motion carried.

Mr. Koller also opened the floor for comments from the audience. There were none.

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

c.) **Licensing and Testing – Sue Ann Loggains:** Ms. Loggains reported that since the last board meeting 2 individuals have taken the exam and 1 passed. The next testing date is July 16th at the OAB offices.

She also reported that she and Jesse with OLTA have finished reviewing the OLTA Study Guide and it will be available for use at the next school. Mr. Koller asked if there had been any changes to the exam questions and she responded that there had not.

d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been 12 inspections since the last Board Meeting. Most companies had no findings but there were two that had issues. Both companies had a probate missing from their records and one also had a probate mis-indexed. She asked for a motion to approve the inspection reports as presented and the action recommended by the Enforcement Committee.

Mr. Ward asked if any of the inspections were follow-up inspections and Ms. Collins stated they were not.

Ms. Loggains asked to confirm that there had only been twelve inspections. Ms. Collins responded that there were actually four more. One was being held by the Enforcement Committee for more information and three were being held until the following month because she had not be able to review all of the information received from the companies.

Mr. Koller asked if she had a projected time to revisit AAA Abstract. Ms. Collins replied that she had not been able to set that up yet.

Motion was made by Mr. Mapes. Second by Mr. Ward. Motion carried.
Yeas: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
Abstentions: Darla Ringo and Rex Koller abstained from voting on those reports pertaining to their employer’s business holdings.

Consent Order: Consent order OAB-2025-INS-090302 was presented for review and approval by the Board. The order was issued to Atoka Abstract in the amount of $2,000 for having four orders completed outside of guidelines. Two were completed three days late, one was eight days late, and one was nine days late. Ms. Collins offered to answer any questions, and hearing none, asked for a motion to accept the consent order, authorize the Chairperson's signature, and close the matter.
Motion was made by Ms. Ringo. Second by Mr. Ward. Motion carried.
Yeas: Darla Ringo, 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: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
Abstention: Randy Coffman abstained from voting on those licenses pertaining to his 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 Group, LLC dba Lincoln County Title Company, Great Plains Investments dba Bailey's Abstract (Greer), and Smith Brothers Abstract & Title Co., LLC (Canadian). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Ms. Ringo. Motion passed.

Yeas: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.
Abstention: Ms. Ringo and Mr. 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 were applications for renewal of Certificate of Authority with their rate sheet with fee changes by SCA Title, LLC dba LeFlore County Abstract & Title, Oklahoma Digital Abstract, LLC dba American Eagle Abstract Garfield County, PHS Title, LLC dba Smith Brothers Abstract, LLC (Seminole), and Green County Title and Closing (Adair). A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the applications. Second by Mr. Mapes. Motion passed.

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

Abstention: Ms. Ringo and Mr. Koller abstained from voting on those licenses pertaining to their employer's business holdings.

7. **Election of Officers:** Mr. Koller thanked everyone who helped to support him as Chairperson over the last year, including the OAB staff. He also thanked the board members who were not returning for another term for their time and hard work for the Board.

   Ms. Smith echoed that thanks and let them know they would be receiving plaques commemorating their service to the board.

   He then opened the floor for discussion and nominations for new officers for the next fiscal year starting July 1st.

   A motion was made by Mr. Mapes to reappoint Rex Koller as Chairperson. Second by Mr. Coffman. Motion Passed.

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

   Abstention: Mr. Koller.

   A motion was made by Mr. Coffman to reappoint Jeff Mapes for Vice-Chairperson. Second by Ms. Loggains. Motion Passed.

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

   A motion was made by Mr. Ward to nominate Darla Ringo for Secretary. Second by Ms. Loggains. Motion Passed.

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

   Abstention: Ms. Ringo.

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

9. **Report of Legal Counsel:** Ms. Herzog was absent but asked that there be an agenda item for the discussion request that was made last month so the board would be able to talk about the sunset date issue. Mr. Ward stated that he discussed the matter with the OAR and encouraged the Board to reach out to them and other partners in the industry because we have more voices that can be sounded on the matter than just our. The board is important and has improved through enforcement of the industry to try to help push the bad actors to come into compliance. Other agencies have pushed to have their sunset removed.

   Ms. Smith replied that the final bill that the Governor vetoed was supposed to remove the sunset date for the OAB and a lot of other boards. The Governor's veto was because he wants to create a "one-stop shop" for occupational licenses because he believes it will reduce government. But through her research, she discovered that states that have this type of set-up actually have more government because there is typically a middle management layer that oversees the one-stop shop and then there are still all the boards and commissions who do the actual regulation of the particular industry.

Mr. Ward replied that he agreed with her, but that it should not been taken lightly and we should still push and show them there definitely needs to be regulation for abstractors to protect the consumer.

Mr. Mapes added that individuals should not be afraid to talk to their legislators.

10. **Visitor's Comments:** Mr. Mark Luttrull with the OLTA thanked the board members who are not returning for their help in regulating the abstracting industry. He also echoed Mr. Ward's thoughts and said the OLTA would be hitting the Capital hallways in force.

11. **Announcement of next meeting:** The next meeting will be the special meeting for request for rehearing on June 29th at 10:00 am at our regular location.

    The next regular meeting will be Tuesday, July 21, 2026, at 10:00 a.m., 421 NW 13th Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma.

12. **Adjournment:** Mr. Koller made motion to adjourn the meeting. Second by Ms. Loggains. Motion passed.
    Yeas: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.