

OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
May 19, 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.
3. The Minutes of the Regular Meeting of the OAB, conducted on April 21, 2026, were reviewed. A motion was made by Mr. Lower to approve the minutes as presented. The motion was seconded by Mr. Mapes. 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 attended the OLTA Convention and gave an update for the Board, including the Administrative Hearing and its outcome and received positive feedback. He also reported that the bill removing the Board's sunset date passed but was then vetoed by the Governor. Because the sunset date for the OAB was not extended or removed, we will have a one-year wind down period starting on July 1st. The board will operate normally and hopefully where there is a new Governor and new session, we will be able to introduce legislation to perpetuate the board. We'll have to hit the ground running, but we're good for at least another year.
5. **Administrator's Report (Board Report):** Ms. Smith reported that the budget for FY2027 had been completed and once it's reviewed and approved by the board it will go back to Finance and then will be forwarded to the legislature. Once that happens, purchase orders will be processed. Otherwise, she's been working with the oncoming Board Members.
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 \$43,821.31, which gives us a total Year-To-Date Encumbrances and Expenses of \$297,451.27 and a variance of \$44,390.73. The revenue for the month was \$39,073.00 and expenses were \$25,991.4 which leaves us with an ending cash balance of \$1,090,092.14. 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.

Proposed FY27 Budget: Ms. Rigo called attention to the proposed budget in the Board Member's packet. After review and discussion, Ms. Ringo, on behalf of the

Budget and Finance Committee made a motion to approve the proposed budget. Second by Mr. Coffman. Motion carried.

Mr. Ward asked about why the budget was in a negative position and asked why there was so much of a difference. He can see the income is different and asked if actuals for 2025 had been received. Ms. Smith responded that all actuals had been received. She said that she had always been under the impression that we could not submit a negative budget because the agency was not allowed to rely upon the surplus to meet the budget. However, she has discovered that is not true. One of the reasons why it is so much different this time is because of the added person, increases in salaries, and overhead. He said that he didn't see that was actually correct and pointed out a lower amount in income, particularly for licensees. Ms. Smith responded that there had previously been around 900 licensees, but as of today, that number has dropped to 748. He also asked about the differences in expected expenses because we haven't spent nearly what we projected and asked if there is really that much that's still to be spent and compared to what we've actually spent, the projected expenditures seem high. She responded that the expenses on the budget worksheet are what we are expected to spend based on the new amounts from service providers. She also said there was an expenditure for funds to be allocated to improving our licensing database to send out automatic reminders to individuals because now that employees are doing their own renewals, the deadlines are regularly missed. She stated that she could force balance the projections, but the reality was that we'd likely need to dip into our available cash to cover expenditures for the year. He said he didn't think that would be the case.

Ms. Loggains asked about the decrease in Permit income. Ms. Smith responded that most of the permits received have been transitioned into COAs which shows a corresponding increase in expected income. She also stated that until the board is in a much more secure position legislatively that she could see that there might not be a lot of permit applications for the next year.

Yeas: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, and Sue Ann Loggains. Nos: Scott Ward.

- b.) **Rules and Regulations – Rex Koller:** Mr. Koller reported that the Rules Committee is finishing up the revisions on the Guidelines for Building an Abstract Plant. The Committee will be meeting after the Board Meeting and will hopefully have something ready for the board meeting next month.
- 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 May 21st at the OAB offices. She hopes that next week she will be finished reviewing the OLTA Study Guide.
- d.) **Inspections – Lisa Collins:** Ms. Collins reported that there have been 10 inspections since the last Board Meeting and there were no issues found. She asked for a motion

to approve the inspection reports as presented. Motion was made by Ms. Ringo. Second by Mr. Mapes. 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, Jason Waldroup, and Rex Koller abstained from voting on those reports pertaining to their employer's business holdings.

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: Darla Ringo, Jason Waldroup, 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 Adams Abstract Company (LeFlore), Adams Title Advantage (Latimer), Custer County Abstract Company, Genesis Abstract Company (Atoka), Southeastern Oklahoma Abstract and Title, LLC (McCurtain), Sulphur Abstract and Title Company, LLC (Murray). 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: Sue Ann Loggains abstained from voting on those licenses pertaining to her 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 Adams Title Advantage (Latimer) and Washington County Abstract LLC dba Southern 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: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.

Abstention: Sue Ann Loggains abstained from voting on those licenses pertaining to her employer's business holdings.

Transfer of Ownership: Presented to the Board for approval was an application for Transfer of Ownership by Durant Abstract, Inc. to Magnolia Abstract, LLC. This was

simply a transfer of the COA from one entity to another, there was no sale involved. A motion was made by Mr. Lower on behalf of the Enforcement Committee to approve the application. 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.

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

8. **Report of Legal Counsel-Whitney Herzog:** Ms. Herzog gave the bill number for the legislation ending sunsets for multiple agencies which was HB3320 which is the one the Governor vetoed that never came back to a vote through the Senate. Then there was also SB1459 which would have extended the sunset date for the Abstractors Board but it never got voted on so it never went to the Governor. This all means that the board will enter a one-year wind down period because the board ends on June 30, 2026 but the wind down would give the board until July 1, 2027.

She also reported that the Attorney General Opinion the board asked for in March of 2025 regarding whether it had the authority to grant licenses to individuals that do not work, live, reside, or are not physically present in the United States received a response from the AG's office. Because of the passage of SB1287 which takes effect on November 1, 2026 which bars any agency from granting licensure in the above situations, therefore, the request for opinion is no longer needed and the request has been closed.

Ms. Loggains asked if we have those kinds of licensees and Ms. Herzog said it would potentially affect 8 licensees. And because they already hold licenses there is the potential that hearings would need to be held for each licensee.

Ms. Loggains asked what the worst case scenario would be if the board is sunset. Would the companies continue to operate on their own without oversight. Ms. Smith replied that she asked about that when she went and met with some legislators and they mentioned letting the agency sunset. She explained that she cautioned them about legislation, such as title insurance law that has a requirement for an abstract and one legislator responded that licenses are issued by the State of Oklahoma and the Abstractors Board doesn't matter at all.

Ms. Herzog interrupted and said that she didn't think the discussion could go forward on the matter.

Mr. Coffman asked her about the status of the outcome of the Administrative Hearing. Ms. Herzog responded that the Order went through the review by the AG's office and has been mailed to the company and their attorney and has been received by them. They have 10 days to requests a rehearing/reconsideration if they want to.

9. **Visitor's Comments:** Mr. Mark Luttrull with the Oklahoma Land Title Association gave his appreciation and thanks on behalf of the OLTA for members of the board coming to the convention. He then extended his appreciation to Ayla for coming to the Basic

Abstractors School and sitting in. Mr. Luttrull also said that the OLTA's Government Affairs Committee was aware of and on top of all of the bills mentioned.

10. **Announcement of next meeting:** Tuesday, June 16, 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: Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Randy Coffman, Rex Koller, Scott Ward and Sue Ann Loggains. Nos: None.