OKLAHOMA ABSTRACTORS BOARD
MINUTES OF REGULAR MEETING
October 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 13th Street, Suite 100, Oklahoma City, Oklahoma.

2. Darla Ringo called the roll. Attending were: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, Rex Koller and Taylor Arndt.

3. The Minutes of the Regular Meeting of the OAB, conducted on September 15, 2026, were reviewed and Mr. Koller pointed out three errors that needed to be corrected. A motion was made by Mr. Lower to approve the minutes with the requested corrections. The motion was seconded by Mr. Mapes. Motion carried.
   Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Jim Cichon, Michael Cantrell, Rex Koller and Taylor Arndt. Nos: None.

4. **Chairperson's Report – Rex Koller:** Mr. Koller reported that he had attended the OLTA Regional Meeting in Tulsa the previous week to give the board report and told them about the wind-down phase that we're in. He felt it was received well and that there was an urgency to get the board reestablished. Other board members attended meetings in other locations and he expressed his appreciation to them.

5. **Administrator's Report (Board Report):** Ms. Smith reported that the OAB's projected FY28 budget had been submitted ahead of the deadline as well as a new slide deck that is now required for agencies. Licensing is ramping up in the office, as is typical for the winter months.

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 $327,024.00 with encumbrances of $85,405.53. Revenue for the month of September was $8,245.00 and expenses were $30,323.24, which gives a total encumbrances and expenses of $159,613.55 and an annual variance of $167,420.25. Our ending cash balance is $1,018,149.24. After review and discussion, Mr. Mapes made a motion on behalf of the Finance Committee to approve the report as presented. Second by Mr. Cantrell. Motion passed.
   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 restated that he had been at the OLTA meeting and there doesn't appear to be anything pressing related to legislation. There are a few bad bills lingering from the past session, but it remains to be seen whether they will be pulled forward again. The biggest issue at the moment appears to be fraudulent conveyances. He saw an email about fraudulent issues and the implementation of block-chain technology, which might be something that could be

applied. Otherwise, the committee continues to work on the standardization of quarterly reports.

c.) **Licensing and Testing – Darla Ringo:** Ms. Ringo reported that since the last board meeting there had been 11 people take the test and all of the passed. The next testing date is October 21st at the Basic Abstractors School and on November 19th at 10:00 am in the OAB offices.

The automated renewal reminder update to our licensing platform is still in the testing phase.

d.) **Inspections – Lisa Collins:** Ms. Collins reported that there had been 14 inspections completed since the last Board Meeting. One was missing a divorce filing, another company had multiple issues with an order out of compliance, one overcharged, but the customer had already been refunded for the discrepancy, one order was undercharged, and there were three indexing errors, one company had 2 orders undercharged, and the last company with issues had indexing that was 2 months out of compliance as well as an order undercharged. She asked for any questions and if there were none, a motion to approve the inspection reports as presented and authorization of the recommendations from the Enforcement Committee. A motion was made by Mr. Lower. Second by Ms. Ringo. 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, Jeff Mapes, 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 Ms. Arndt. 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, Jason Waldroup, Michael Cantrell, 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 Great Plains Investments, LLC dba Bailey's Abstract and Title (Jackson), Oklahoma Digital Abstract, LLC dba American Eagle Title & Abstract Kingfisher County, Smith Brothers Abstract & Title Co., LLC (Logan), Sulphur Abstract & Title (Murray), American Abstract Company of McClain County, Inc., and Smith Brothers Abstract & Title, LLC (Texas). A motion

was made by Mr. Lower 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.
Abstentions: Darla Ringo, and Rex Koller abstained from voting on those licenses pertaining to their employer's business holdings.

Application for NEW Certificate of Authority: Presented to the Board for approval was an application for renewal of Certificate of Authority with their rate sheet by SCA Title, LLC (Cherokee).

Mr. Koller opened the floor to the applicant who stated that they were thankful and ready to move forward. There were no opposing parties present.

Ms. Smith gave her Director's report to the board stating that she had reviewed the application and verified that all applicable fees had been paid, the company had the appropriate bond and E&O insurance in place. During the comment period, no comments were received from any source. The name submitted by the applicant is not similar to any other company in the county. She recommended approval of the Certificate of Authority.

A motion was made by Mr. Lower 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.

Complaint OAB-2026-W159 – Ms. Collins reported that the complainant stated that the Respondent extended an abstract without a base abstract, using an attorney's title opinion instead. The company stated that the previous opinion had been issued from the same attorney and only needed to see the supplemental. When asked for a copy of the previous title opinion, the company refused to provide it to the Complainant. Because title opinions are outside of the scope of the OAB, they recommend acceptance of the recommended action set forth by the Enforcement Committee and closure of the matter. A motion was made by Mr. Lower. Second by Mr. Mapes. Motion passed.

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

Complaint OAB-2026-W161 – Ms. Collins reported that the complaint was regarding an unnecessary delay in the completion of an order. The order was placed on July 1, 2026, with no confirmation due to employees on vacation. There should have been an automated response email that stated they would need to contact another email but nothing was received at the other email. On July 8, complainant called to

confirm and a build order was requested. The company located prior abstracting at another office and received on July 20, 2026, due to other company also having an order for it. July 8th order date, deadline would be August 6th for a new build. July 20th order date, deadline would be August 10th for a bring to date. As of August 10, 2026, abstract had not been completed, order was cancelled and moved to the other abstract company. The other abstract company says they could not locate a request for abstract before the pick-up on July 20th. However, since the abstract was due on the 10th and the company hadn't even started, the Enforcement Committee recommends a $500 penalty because if the abstract order had not been moved, it would have been out of compliance by at least one day.

Mr. Koller asked legal counsel if a fine could be levied against a company for not being completed when the order was moved. Ms. Herzog responded that the fine was recommended because the order was clearly behind and she felt it was permissible because they hadn't had it completed within the timeframe while they had the order. Ms. Smith also added that whether the order was canceled or not, there was no way they would have had it done within the timeframe, so that's why they only did a one-day penalty and not more.

Ms. Collins asked for any questions and if there were none, a motion to approve the action set forth by the Enforcement Committee.
A motion was made by Mr. Cichon. Second by Ms. Arndt. Motion passed.
Yeas: Beryl Sears, Darla Ringo, Jason Waldroup, Jeff Lower, Jeff Mapes, Michael Cantrell, and Rex Koller. Nos: None.

Consent Order OAB-2026-W156 – Ms. Collins presented a consent order for review by the Board. The order is related to a complaint filed against Buffalo Land Abstract – Okmulgee, LLC dba Okmulgee Land Title regarding an unnecessary delay of an abstract order by three days. The agreed to penalty is $500. She asked for any questions, and if none, a motion to accept the consent order, authorize the Chairperson's signature and official closure of the matter. A motion was made by Ms. Ringo. Second by Mr. Mapes. Motion passed.
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 had nothing to report, but added to her previous comment that under 1 O.S. Section 32 (B), it states that the failure of an abstractor to furnish an abstract… Therefore, a penalty for failing to furnish an abstract is allowable. She also added that a Hearing Officer for the AAA Abstract matter has not been assigned.

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

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

10. **Announcement of next meeting:** The next regular meeting will be Tuesday, November 17, 2026, at 10:00 a.m., 421 NW 13th Street, Suite 100 (OLERS) Conference Room, Oklahoma City, Oklahoma. Ms. Smith also asked for Board members to let her know if they would not be able to be present for the November meeting so that she can ensure a quorum will be present.

11. **Adjournment:** Mr. Koller made motion to adjourn the meeting. 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.