



THE KANSAS ABTRACTER

The Official Publication of The Kansas Land Title Association

FALL 2008

SHAWN HERRICK, Editor

PRESIDENT'S REPORT: **Back to the Future**

It was a great and high honor to be installed as President of the Kansas Land Title Association. Every time I look at the Presidents nametag I am reminded of all the Presidents who have preceded me, and when I reflect on each of them I am in awe of the talent and dedication the group of Past Presidents represent. I hope I can represent this office in the manner in which the association has become accustomed.



*President
Jeff Amrein*

My agenda for the 2008-2009 year is beginning with the theme "Back to the Future". My idea is to encourage each of us to look to our past, find and identify those traits and characteristics that have made our businesses and the KLTA both successful and honorable endeavors, and to pull those best practices into our future transactions to allow us to deliver to our customers and employees the characteristics and trademarks that will allow the Association to continue its proud tradition.

In 2008-2009 I hope to work very closely with the membership committee to try to grow our active members in the KLTA. I would also like to stress to all of our members the need to identify young talent in our organizations and get them involved in the KLTA committees and activities. Our future and the future growth of the KLTA lies with our young employees

who will someday be responsible for the management of the affairs of our association.

I also plan to form a blue ribbon committee to coordinate the compilation of a study guide to prepare our members to take the Insurance Department Examination to become a licensed title agent. I believe that in our very near future we will experience increased regulatory supervision and control. It is important that prospective licensees have a resource to prepare them to take the Title Agents Licensing Exam. This will necessarily involve the Kansas Insurance Department Licensing Division, the legislative committee and the education committee.

Lastly, I promise to be vigilant in guarding our industry against the infil-

tration of our business by firms and organizations seeking to leverage innocent consumers through steering tactics and incentive laden referral relationships that ultimately drive up actual costs to consumers while at the same time deteriorate the quality of our services and products. I will work with the executive committee and the legislative committee to keep a close eye on those who might otherwise prefer that their business practices not be subjected to close scrutiny. In keeping with my theme for this year, I challenge every member and your employees to be relentless in the pursuit of excellence in our daily work, so that our time honored business practices are safely handed over to those that will continue our traditions into the future.

Meet Doug Simmons, President Elect of KLTA

Doug Simmons was elected President Elect at the KLTA annual convention in Overland Park, on August 8, 2008. Doug was born and raised in Louisiana, and then spent four years in Bethany Oklahoma, graduating from Southern Nazarene University in 1970, with a degree in Political Science and History.

Doug and his wife Brenda have five children in their blended family, Brad 32, Scott 25, Shannon 23, Chris 21 and Lance 18.

Doug moved to Olathe in 1971 and entered the title business soon thereafter. He passed his Kansas Abstracter's test in 1972, on the first try, and also holds a Kansas Title

Insurance License. His vast experience in the title industry includes working as an independent title agent, and working for national underwriters Pioneer National Title (TICOR), Chicago Title, and Title USA/TRW Title. His various positions with the underwriters included Agency Representative to Regional VP. Doug had experience in the states of



*President-Elect
Doug Simmons*

Doug Simmons

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Kansas, Missouri, Oklahoma, Texas, Arkansas, and Nebraska while overseeing agency and local office operations for the underwriters.

Doug has been very involved in the Kansas Land Title Association. He has served on the Education Committee for 11 years, and Vice Chairman for 5 years. He has taught several classes at the Title School for many years, and continues to do so. Doug has served on the Executive Committee since 2001. He has served on the Planning Committee as they went through the process of developing guidelines and the process of hiring the KLTA Executive Secretary. Doug has been Chairman of the Publicity Committee, and also served on the Legislative and PAC Committee's. He has been instrumental in PAC fund raising both being in charge of the PAC Auction, and developing PAC Raffles. Also, Doug has been Convention Chairman for several of our Past Presidents over the last few years. Currently as President Elect, Doug is Chairman of the Planning Committee, and Chairman of the Education Committee, also serving on the Legislative Committee.

Doug has been involved in his community over the years serving on various committees and Chairman of the Olathe Board of Zoning Appeals for 8 years. He is also involved in his church and various men's ministries and serve on different committees.

Doug is employed at Continental Title Company and works in the Overland Park office. He is spending the day dealing with the same questions and problems we all face in our industry today.

In his spare time he enjoys football, KU basketball, motor sports and hunting. Doug is an avid archery hunter, for deer, elk and antelope; having harvested a super-big white-tail, buck this past year. He also enjoys turkey and waterfowl hunting.

Convention Trapshoot, PAC Fundraiser

By Karen Panter

The 4th Annual KLTA Convention Trap-shoot was held August 7th, 2008 at Powder Creek Shooting Park, Lenexa, KS. We were pleased to have this year's event sponsored by Craig Dingman, with Merrill Lynch and Chris Mullen, with Principal Funds. This year we shot a round of sporting clays prior to lunch and a round of trap after lunch. High

scores were as follows: Craig Dingman & Dean Panter tied for 1st in the sporting clay round. Since these two were involved with planning the event, the prize was given to the next high shooter, who was Kris Hanzlicek. The trap shoot round was won by E. Jay Deines, who shot a perfect round. Special thanks to our sponsors, as their involvement allowed our registration fees to go toward KLTA PAC fund rather than to pay for the expenses for the event. Consider joining us next time - it's a BLAST!!! (in more ways than one.)



Karen Panter with Cowboy Poet R.P. Smith

PAC Donations

FOR THE TRAP SHOOT

Kris Hanzlicek
Collier Abstracts, Inc.
Fowler Abstract & Title Inc.
Taylor Abstract & Title Co. Inc.

DONATIONS

Debbie Wing
Doug Simmons
Anderson County Abstract
Taylor Abstract & Title Co. Inc.
Pyramid Abstract Company, Inc.
Cloud County Title Company
McQueen Abstract Co.
Lawyers Title of Topeka
Fidelity National Title
Charlson & Wilson Bonded Abstract Inc.

Independent Abstracters/Agents Section

Steve Kimball, Chair

The comments that I have heard indicated a good meeting at the convention. I am sorry that I could not attend. I want to thank Steve Lewis and Sam Sheldon for filling in.

I will try to include updates about our group in each Edition of the Abstracter. Shawn will be sending out information on how to sign up and log into our list serve on the KLTA Website.

When you have questions or ideas that you want to share you may use the forum. I would be happy to take this information as well.

Remember to renew your KLTA membership, as we need all of us in our organization.

I have learned that United Fire and Casualty will no long be offering E and O coverage.

If you have your coverage with this company you should contact



Steve Kimball

your insurance agent immediately to secure coverage for next year.

Be sure to check to make sure that any company that you select is approved to do business in Kansas.

I would suggest that even if you have your E & O coverage with another company, you might want to check to see if the coverage will be offered in 2009.

Report of Abstracter Board of Examiners

The most recent Abstracters' Examination was held September 5th in Wichita. There were no new applications but four retakes, of whom, all four passed.

Congratulations to; Lisa Adcock - Sedan, Joel R. Euler - Troy, Megan VanDegrift - Ness City, and Janeen K. Williams - Syracuse.

Contact the Kansas Abstracter Board of Examiners for more information at 620.544.2311.

TIPAC

Alyssa Marois has joined ALTA's staff as Director of Government Affairs, responsible for building and promoting TIPAC, a vital component of ALTA's government affairs program. TIPAC completed its first phone campaign, raising just under \$10,000 in contributions, which are on track for a record year. Not including pledges from the phone campaign, TIPAC has received just over \$95,000 from 309 contributors.

Committee Assignments

PUBLICITY

Suzan Kimball, Chairperson
Debbie Wing
Shelly Axtell
Brandon Knowles
Jill Isernhagen
David St. John
Deb Schremmer

GRIEVANCE

Glenn McQueen, Chairperson
Sandra Brocelin
Pat King
Steve Lewis
Roger Hannaford

BY LAWS

Hayden St John, Chairperson
Sam Sheldon
Eric Schibi
Jerilybn Stull
Ty Lewis

NOMINATING COMMITTEE

Jeff Amrein, Chairperson
Larry Cameron
Suzan Kimball
Deborah Lewis
Lee Taylor

LEGISLATIVE

Randy Barbour, Co-chairperson
Chris St. John, Co-chairperson
Cissy Jennings
Lisa Henry
Roy Worthington
John Dozier
Jeff Amrein
Kellee Dunn-Walters
Todd Shepard
Steve Lewis
Jeff Otto
Roger Hannaford
Mike Malone

EDUCATION COMMITTEE

Appointments in March 09.

MEMOIRS

Carol Foltz, Chairperson
Jill Isernhagen, District 1
Pat Kellerman, District 2
Carol Foltz, District 3
Jean Tharp, District 4
Connie Dellinger, District 5

PAC

Chairman: Pres. Jeff Amrein
(Congressional District 2)
Treasurer: Deborah Lewis
(Congressional District 1)
Legis Committee Co-Chairs:
Chris St. John
(Congressional District 2) &
Randy Barbour
– One vote between them
Appointment: Mike Malone
(Congressional District 4)
Appointment: Lisa Henry
(Congressional District 3)

YOUNG TITLE PERSON

Larry Cameron, Chairperson
Jeff Amrein
Ty Lewis
Fawn Eck Fox
Jackie Askren
Susan Kimball

MEMBERSHIP

Kris Hanzlicek, Chairperson
Lora Obermueller
Janis McDill
Suzan Kimball
Deborah Lewis

PLANNING

Doug Simmons, Chairperson
Deborah Lewis
Suzan Kimball
Polly Epting
Steve Kimball
Jeff Amrein

ALTA Continues to Fight HUD's Flawed RESPA Proposal

After 244 members of Congress wrote HUD Secretary Preston urging the Department pull back its flawed RESPA proposal, HUD has proceeded with finalizing the rule by sending it to the Office of Management and Budget for a 90-day review. HUD indicated it modified the rule from the draft version that was opened for public comment earlier this year. A final rule, if one is to be produced, it must be completed by early November.

ALTA will continue to meet with officials at OMB, HUD and in Congress regarding the proposed regulation. President Gary Kermott, incoming President Mike Pryor, Immediate Past President Greg Kosin, Underwriter Section Chair Ted Chandler, Agent Section Chair Anne Anastasi, CEO Kurt Pfothenauer, and VP of Public Policy Ed Miller met with HUD Secretary Steve Preston. ALTA's board members explained the importance of the title industry to the nation's economy and value to consumers. They indicated ALTA's willingness to work with the Department to draft a RESPA rule that would work for industry and provide more clarity and transparency for consumers. They also expressed our strong support for HUD's goals, but described how several proposed initiatives would be especially harmful to small companies in the title industry, while providing little relief to consumers from confusing disclosures related to real estate closings. The Secretary assured us he is carefully reviewing all comments on the proposed RESPA rule. For more information and the latest news on RESPA, go to www.alta.org/respa.

Responding to recent bank failures and the FDIC's assumption of IndyMac Bank, ALTA wrote FDIC Chairman Sheila Bair requesting clarification of FDIC coverage for good

funds deposited in a title agency's escrow account in the event of a bank failure. Although a \$100,000 insurance guarantee is provided by the FDIC, deposits in escrow accounts can often exceed these protections. ALTA expects to receive a response from Chairman Bair, which will be posted on www.alta.org.

Justin Ailes has joined ALTA's staff

as Director of Government Affairs and is responsible for coordinating ALTA's advocacy with NELTA and other state associations to increase the title industry's presence in each state and at the grassroots level. To learn how you can become involved or partner with ALTA in legislative or regulatory advocacy in your state, contact Justin at justin@alta.org or 800-787-2582 x215.

ALTA Land Title Institute DVD Training Library

ALTA's Land Title Institute is pleased to announce the premiere of its DVD Training Library. The library will be available on November 1st and is a packaged set of eight DVD programs designed to provide both an introductory learning experience for new employees and more in-depth skill development opportunities for veteran staff. PDF handouts and study guides are included on companion CD-ROMs.

Topics in the collection include: the basic need for land title services, understanding the settlement process,

working with the HUD-1, the principles of title searching, understanding legal land descriptions, how to complete a Commitment Form, instruction on claims awareness, and an overview of the ALTA Loan and Owner's Policies. Ranging in length from 12 to 41 minutes, these DVDs will provide lasting learning experiences for you and your staff.

Visit LTI online at www.alta.org/lti today to learn more and place your order or contact LTI directly at education@alta.org or 800-787-2582 x232.

On The Light Side

An older, tired-looking dog wandered into my yard; I could tell from his collar and well-fed belly that he had a home and was well taken care of.

He calmly came over to me, I gave him a few pats on his head; he then followed me into my house, slowly walked down the hall, curled up in the corner and fell asleep.

An hour later, he went to the door, and I let him out.

The next day he was back, greeted me in my yard, walked inside and resumed his spot in the hall and again slept for about an hour. This continued off and on for several weeks.

Curious I pinned a note to his collar: 'I would like to find out who the owner of this wonderful sweet dog is and ask if you are aware that almost every afternoon your dog comes to my house for a nap.'

The next day he arrived for his nap, with a different note pinned to his collar: 'He lives in a home with 6 children, 2 under the age of 3 - he's trying to catch up on his sleep. Can I come with him tomorrow?'



2008 Covention

Shawn Herrick, *KLTA Executive Secretary*

Everyone who attended this year's convention would probably agree that it marked a unique event.



Mike Pryor giving Suzan Kimball her 30 years Service Certificate



KLTA Treasurer, Deborah Lewis and husband Steven



KLTA VP - Chris and Trudy St. John, KLTA President Elect - Doug and Brenda Simmons, and KLTA President - Jeff Amrein

Golfers and Shooters enjoyed beautiful weather on Thursday. That same evening at the Ice Breaker at



Mike Pryor giving Cheryl Lewis her Certificate for 30 years Service



Outgoing President Larry Cameron and wife Vonnie.

Stanford and Son's Comedy Club, the temperature dropped dramatically to a cold blue (collar), but ended in a warm laughter. Our cheek color did return to normal for the continuing education and meetings thru Saturday.

Mike Pryor, with ALTA gave an inspiring talk that I believe would motivate people who are not in the industry to help out. KLTA wants to extend a sincere thank you to Mr. Pryor for taking time to be with us in Overland Park.

We also want to remember each of the sponsors who helped make our annual convention possible:

KLTA 2008 Convention Sponsors

- Commonwealth Land Title Insurance Company
- Fidelity National Title Insurance Family of Companies
- First American Title Insurance Company
- Lawyers Title Insurance Company
- Old Republic National Title Insurance Company
- Stewart Title Guaranty Company
- United General Title Insurance Company

Also, for the first time in a long while we had several exhibitors who will be the beginning of a growing venture. Please keep them in mind when shopping for their products.

KLTA 2008 Convention Exhibitors

- Hal Systems
- Dave Persfol 214-691-4700
- RamQuest Software, Inc
- Lisa Furlow 214-291-1600
- Simplifile, LC
- Lynn Wilkey 800-460-5657
- SoftPro
- at Mann 800-848-0143

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www.klta.org

Be sure to visit our website on a regular basis as current information is posted in a timely manner. If you ever have questions about KLTA check the website first.

KLTA Association Office

(785) 286-1110
herrick.shawn@gmail.com

 *New email address:
Please change your
address book!*

Thanks- Shawn

KLTA PAC

____ Yes, I pledge to support the Kansas Land Title Association PAC in the below amount.

_____ \$25 _____ \$50 _____ \$75

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____ check enclosed.

____ I will send the amount
by (date) _____

SIGNED BY: _____

e-mail: _____

Please send to KLTA PAC 7321 NW Rochester Rd.
Topeka, Ks 66617 or deliver to the registration desk.

KLTA Kalendar

ALTA Annual Convention

October 15-18, 2008
Hyatt Regency Kauai Resort
Koloa, Kauai, HI

KLTA Title School

February 4-6, 2009
Marriott Hotel
Wichita, Kansas

KLTA Continuing Education

(4 hours)
February 5, 2009
Marriott Hotel
Wichita, Kansas

ALTA Annual Convention

October 21-24, 2009
The Breakers
Palm Beach, Florida

KLTA Title School

February 10-12, 2010
Marriott Hotel
Wichita, Kansas

KLTA Continuing Education

February 11, 2010
Marriott Hotel
Wichita, Kansas

ALTA Annual Convention

October 13-16, 2010
Manchester Grand Hyatt
San Diego, California

New Members

ACTIVE MEMBER

Assured Title Company of
Northeast Kansas, Inc.
Oskaloosa, Ks
Jefferson County

AFFILIATE MEMBERS

Doug Simmons with
Continental Title Company

Dian Goebel with
Kansas Secured Title