



THE KANSAS ABTRACTER

The Official Publication of The Kansas Land Title Association

Spring 2005

STEVE KIMBALL, Editor

MEET THE VICE-PRESIDENT

Suzan Kimball of Sublette, Kansas was elected Vice President of the Kansas Land Title Association at the annual convention in Overland Park. Born in Hutchinson, Kansas she moved with her family to Sublette in 1959. She is a 1975 graduate of Sublette High School and attended Kansas State University for two years before marrying Brad in 1976. They are the parents of three children, Staci, Justin and Kyler and proud grandparents of two little girls, Riley and Jentry.

Suzan went to work for Bob and Joyce Messerly in August 1978, primarily as a bookkeeper for the Messerly family farming operation, and was to assist Joyce in the abstract business when necessary. The job quickly turned to more abstracting than book-keeping. Suzan obtained her abstracter's license in 1980. She and Joyce became agents in the agency network for Railroad Savings & Loan Association of Newton in 1981 and she became a licensed title insurance agent in 1981 as well. Suzan purchased the business on January 1, 1991 when Joyce retired.

Suzan has been an active member of KLTA, serving on various committees including the By-Laws Committee, Research Committee, Education Committee, District Chairperson and Executive Committee for the Fifth District since 1994.

Suzan's community involvement includes former Trustee of

the Sublette United Methodist Church, Order of the Eastern Star, Past President of the Sublette Jaycees, Past President of the Sublette Business Association and Chamber of Commerce and is currently serving a fifth term as President of the Booster Club.

When not at the office, Suzan

enjoys cheering on her son in football and basketball, attending KSU football games, entertaining, gardening, golfing and being a "Grammy"!



Suzan Kimball

2005 ALTA Federal Conference

"So many issues, so little time", would be the best way to describe the ALTA Federal Conference held March 7th-9th at the Willard Intercontinental Hotel in Washington, D.C. After an excellent "ice breaker" dinner on Sunday night, March 6th, the conference opened with a State Affiliates meeting early Monday morning. Discussion focused on how state associations could raise additional funds, increase membership and enhance their services to members. The importance of a paid executive secretary and/or executive director to the success of state associations became extremely apparent at this meeting.

The next two days were filled with back-to-back meetings covering topics ranging from Uniform Closing Instructions and "E-Closings" to identify theft and mortgage fraud. The new Federal Bankruptcy Law was the main focus of attention. This bill was on the Senate floor during the conference and later passed. The new law, which will go into

effect later this year, is the first change in the Federal Bankruptcy Law in a decade.

Another important and ongoing issue deals with the regulation of the insurance industry. From optional Federal Charters for insurers, to the State Modernization & Regulatory Transparency Act, (SMART Act), whether federalized, or state based, changes are on the horizon for the insurance industry and we need to keep abreast of the continuing debate.

The last day of the event was held on Capital Hill. We heard from Erin Toll, Deputy Commissioner of Compliance with the Colorado Division of Insurance. She detailed the current investigations into Colorado's captive reinsurance arrangements and described how her investigations led to others throughout the nation. After the meetings ended, I took time in the after-

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2005 ALTA Federal Conference
continued

noon to stop at U.S. Representative Jerry Moran's office to lobby for our issues.

Other KLTA members attending the conference were Past President Polly Epting and Past President John Dozier and his wife, Dorothy. I would encourage any member to attend the Federal Conference. Alta provides an excellent program in a great setting with excellent speakers. It is amazing to see the amount of work they do on our behalf.

– Deborah Lewis

Notice to all KLTA Members

The Bylaws Committee has revised some of the KLTA By-Laws as well as the Code of Ethics. A complete set of the By-Laws and Code of Ethics will be emailed to members. The documents will also be posted on the KLTA website. These changes will be voted on at the 2005 KLTA Convention.

Any member that needs a paper copy of the documents please contact Steve Kimball at 785-457-3441.

Financial Reports

2005 Title School

Income: \$26,705.00

Expenses: 22,007.32

Net: \$4,697.68

2005

Continuing Education

Income: \$10,920.00

Expenses: 2,657.12

Net: \$8,262.88

In Memoriam



Fred Wilkin
KLTA Past President
February 12, 2005
Independence, Kansas



Mervin Hartke
February 20, 2005
Hutchinson, Kansas



Nominating Committee Report

The following were nominated for office for the year 2005-2006:

Deborah Lewis
President
Suzan Kimball
President Elect
Larry Cameron
Vice President

Third District Executive Committee:

Ty Lewis nominated to replace Larry Cameron

The following were re-nominated to Executive Committee:

Eric Schibi
3 year term
Chris St. John
3 year term
Kris Hanzlicek
3 year term
Joyce Huddleston
3 year term

New Members

NCK Title, LLC
116 N. Hersey Avenue
P.O. Box 369
Beloit, Kansas 67420
Phone: 785-738-5723
Fax: 785-738-5725
jmjohnson@nckcn.com
James M. Johnson
Member
Curtis A. Frasier
Member

Nations Title Agency, Inc.

9415 Nall Avenue
Prairie Village, Kansas 66207
Phone: 913-383-9454
Fax: 913-383-8255
dblomquist@nationstitle.com
Dave Blomquist
Vice President/Secretary
Mike Riley
Vice President/Treasurer

Bankers & Lenders Title, LLC

4220 Shawnee Mission Parkway,
Suite 200B
Fairway, Kansas 66205
Phone: 913-677-2015
Fax: 913-831-1462
twalters@e-blt.com
Michael Boyd
Manager
J. Thomas Walters
Title Operations Manager

Report of Abstracters' Board of Examiners

Regina Cardinal, Washington Kansas passed the abstracters exam taken in March 2005.

WATCH FOR NEXT EDITION OF
KANSAS ABTRACTER for

New Legislative Report

Keeping Up with Kansas Land Title Association

District Meetings were held in Dodge City and Manhattan on April 19th and 20th, with good attendance at both meetings. I gave a report on my travels to date to Columbia, Mo., Kearney, Ne., Omaha, Ne., and Boston, Massachusetts. Deb Lewis gave a report, including information on the federal Conference that she had attended in Washington, D.C. Roy Worthington gave a legislative update, which included information on what's happening in the controlled business arena (not much). In Dodge City John Wheeler and Pat Kiely each gave a brief underwriter's presentation and in Manhattan we heard from Dr. Roger Reitz, one of the Manhattan area legislators, who gave his view on what he considers this year's less-than-productive legislative session.

OLTA Annual Convention

April 21st through 23rd I attended the Oklahoma Land Title Association's Annual Convention in Oklahoma City. Their situation is a little different from ours in that abstracting is still a requirement prior to a title insurance commitment being issued, and the company which holds the abstract is the company which brings it to date, regardless of who is issuing the title insurance. The OLTA is a strong force in the Oklahoma legislature a lesson which we could learn from, but very strong contributions to its PAC showed that the Oklahoma members know that money talks. It was a fun convention and OSU's Pistol Pete and I had a good time doing "The Twist" at Friday night's Bedlam Bash, barely beating John Wheeler and his partner for 1st prize in the twisting contest.

KLTA Annual Convention

Your convention committee is busy planning the festivities for our annual convention August 11th through the 13th at the Marriott Hotel in Wichita. We have some interesting speakers lined up, including Brian Vazquez, Kansas SRS Estate Recovery, as one of our continuing education speakers. Donald Coles with Fidelity National will be speaking on fraud, First American's Bert Rush will be speaking on closing nightmares, and Mark Dotzour, an economist with Texas A&M, will enlighten us. On Saturday morning we will have our business meeting and the always educational and entertaining underwriters' panel.

Silent Auction

John Wheeler and Doug Simmons have agreed to organize a silent auction at the convention to bolster the coffers of our KLTA PAC, so please let John, Doug, Linda Lea Voss or me know what you intend to bring to have auctioned off. We need everybody's help to make this a successful fundraiser!

Convention Recognitions

We would like to recognize long-time title company employees at the convention this year, something new for us. Carol Foltz, Anderson County Abstract Company, is in charge of the recognition so if you or any of your employees have been in the title business for 25 years or more, please let Carol know (ancoabstract@earthlink.net) so that you or your employees can be deservedly honored.

Kansas Register of Deeds

The Kansas Registers of Deeds Association is having a meeting in June to talk about whether it wants

to pursue legislations next year concerning standardization of forms. The president of the organization has agreed to allow us to have a KLTA representative included in the discussions if they do decide to try to get some new laws passed, and Todd Sheppard has agreed to be our representative. If anyone else is interested in being included in these discussions please let me know and we'll see if we can't get you on the list. This is of utmost importance to our organization, as it is with the Kansas Bar Association, and we will need to keep track of what is going on.

Controlled Business Law

Another area of interest to our association is the monitoring of the affiliated business arrangements that have been, are being or will be formed pursuant to the new controlled business law. We would like to know who will be responsible for inspecting the records of the ABAs to make sure that the required disclosures are being given and that the 30% non-controlled business requirement is met, and I have written a letter to Sandy Praeger, Kansas Insurance Commissioner, to try to get some feedback on how she proposed to monitor these affiliated companies.

Let me know

If there are other issues that you would like some attention to, please don't hesitate to contact me, another member of the executive committee or your district chairperson. We are here to work for you.

– Lee Taylor

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Steve Kimball, Editor
108 N. Second
Westmoreland, Kansas 66549

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KLTA Kalendar

KLTA Annual Convention

August 10-13, 2005
Wichita Marriott
Wichita, Kansas

KLTA Continuing Education

(4 hours)
August 12, 2005
Wichita Marriott
Wichita, Kansas

ALTA Annual Convention

October 6-9, 2005
New York Marriott Marquis
New York, New York

KLTA Title School

Marriott Hotel
Wichita, Kansas
February 8-10, 2006

KLTA Continuing Education

(4 hours)
Marriott Hotel
Wichita, Kansas
February 9, 2006

KLTA Annual Convention

August 10-12, 2006
Capital Plaza Hotel
Topeka, Kansas

KLTA Continuing Education

(4 hours)
August 11, 2006
Capital Plaza Hotel
Topeka, Kansas

KLTA Title School

Marriott Hotel
Wichita, Kansas
February 7-9, 2007

KLTA Continuing Education

(4 hours)
Marriott Hotel
Wichita, Kansas
February 8, 2007

2008 Title School

February 6-8, 2008
Wichita Marriott
Wichita, Kansas

2008 Continuing Education

February 7, 2008
Wichita Marriott
Wichita, Kansas

2009 Title School

February 4-6, 2009
Wichita Marriott
Wichita, Kansas

2009 Continuing Education

February 5, 2009
Wichita Marriott
Wichita, Kansas

2010 Title School

February 10-12, 2010
Wichita Marriott
Wichita, Kansas

2010 Continuing Education

February 11, 2010
Wichita Marriott
Wichita, Kansas

www.klta.org

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