

Escrow Committee Meeting Minutes

July 16, 2014

Attendees:

Committee Members:

Philip Dryden, Chair
Laurie LeMay
Patricia Maddux
Julie Booth

Consumer Services Division Representation:

Deb Bortner, Division Director
Cindy Fazio, Financial Legal Examiner
Deborah Taellious, Financial Legal Examiner Supervisor
Alan Leingang, Financial Examiner Supervisor
Rick St. Onge, Examinations Program Manager
Lorenda Lillard, Licensing Program Manager
Dawn Woolery, Licensing Management Analyst

Guests:

Lora
Mary Duncan
Tammie Warnke
Cyril Zoldak
Todd Rossman
Evonne
Jonelle Wheeler
BSF
Shalini
Elaina Gonzalez
Wayne Bell

Meeting Called to Order at 9:01 a.m.

Welcome

Approve Minutes from January 23rd Meeting

The April 16, 2014 minutes were approved by all.

Legislative Update

Deborah Bortner gave a brief description of the proposed Omnibus legislation. The only impact to RCW 18.44 is a provision giving the director authority to provide a licensing waiver.

Rules Update

No rules updates at this time.

Licensing Update

Escrow Agent Numbers as of July 11, 2014:

- 76 Main offices (77 reported at April 2014 meeting)
- 8 Branch offices (8 reported at April 2014 meeting)
- 108 Active Escrow Officers (111 reported at April 2014 meeting)
- 57 Inactive Escrow Officers (64 reported at April 2014 meeting)
- 165 Total Escrow Officers (175 reported at April 2014 meeting)

Examinations Update

Exams completed as of July 16, 2014:

- 0 Exams completed in April
 - 2 Exams completed in May
 - 3 Exams completed in June
- } 5 Exams Completed from
April 2014 – June 2014

Average number of violations per exam: 2

Common Violations

Retention of voided checks

- The Agent maintains voided checks in their respective escrow files. While this method meets the records retention requirement of the Act, it is still cited as an Internal Routine and Control, as best practice is to maintain voided checks, or documentation in lieu of (e.g. stop payment confirmations) together in a separate folder.

Enforcement Update

From April 1, 2014 to June 30, 2014, DFI's Enforcement Unit received 10 complaints and closed 15 complaints.

Investigations

Investigations – Pending (EARA only) 11

Investigations – Closed in Period (all industries) 49

Statement of Charges (issued in period) – 2

- Premium Settlements of PN, LLC and Michael Patrick Bell, 04/01/2014, [C-13-1369-13-SC01].
- Diamond Country Escrow, Inc., 06/04/2014, [C-14-1420-14-SC01].

Consent Orders (issued in period) – 3

- GBS, LLC, a wholly-owned subsidiary of Sitnasuak Native Corporation and Holly Jane Miller, 04/16/2014, [C-11-0778-14-CO01]
- Boston National Title Agency, LLC dba Boston National and Boston National Settlement Services, 05/08/14, [C-11-0621-14-CO01]
- Arlington Escrow, 05/20/14, [C-99-116-14-CO01]

Temporary Cease and Desist - 1

- North Sound Escrow, LLC and Stacy Ann Bradshaw, 05/07/2014, [C-14-1444-14-TD01]

Criminal Referrals – 0

Final Orders – 0

Civil Actions (injunction, enforce subpoena) – 0

See DFI's website for more details of these actions:

http://www.dfi.wa.gov/cs/adminactions_2014.htm

Old Business

None.

New Business

None.

Meeting adjourned at 9:27 a.m.

You may listen to a recording of the entire meeting at http://dfi.wa.gov/cs/escrow/escrow_commission.htm