



## **BOARD MEETING MINUTES**

### **Special Meeting of the ITG Board Iowa Title Guaranty Des Moines, Iowa December 1, 2022**

#### **Board Members Present**

Charles Winkleblack, Chair  
Daniel Seufferlein

Judy Hilgenberg, Vice-Chair  
Jason Froehlich  
Sarah Pesek

#### **Board Members Absent**

None.

#### **Staff Members Present**

Debi Durham, Exec. Director, IEDA/IFA  
Dillon Malone, Director, Iowa Title Guaranty  
Doug Mizer, Legal Counsel  
Rachel Pettit, Operations Manager  
Karla Furger, Claims Attorney  
Ethan Murray, Commercial Attorney  
Julie Frye, Compliance Officer

Mary Brucker, Training Specialist  
Beau Hanson, IT Support Specialist  
David Morrison, ITG Accounting Manager  
Nichole Hanson, Legislative Liaison  
Heidi Koll, Participant Program Administrator  
Kim Axtell, Lender Services Coordinator  
Carrie Nutt, Sr. Production Specialist  
Hao Lu, ITG Billing Specialist

#### **Others Present**

Jan Gemar, Iowa Land Title Association  
Sally Hertel, Iowa Land Title Association  
Jorge Gomez, Jr., Gomez-May  
Jorge Gomez III, Gomez-May  
Anthony Bengston, Buchanan County  
Abstract Company  
Brett Pierson, Washington Title & Guaranty  
Danielle Michalski, Abstract Associates

Sandy Guy, Midwest Community Title  
Dean Hoag, Midwest Community Title  
Daniel Kadrlik, Iowa Land Title Association  
Matthew J. White, Title Services DM Corp.  
Richard Bordwell, Walk, Prichard, Baresel &  
Murphy, PC  
Abby Dorsey, Abstract Associates of Iowa  
Heather Hackbarth, IA Dept. of Management

## **Call to Order**

The December 1, 2022 Special Meeting of the ITG Board of Directors was called to order by Chairman Winkleblack at 10:30 a.m. Roll call was taken and a quorum was established with the following Board Members present: Chairman Winkleblack, Vice-Chair Judy Hilgenberg, Dan Seufferlein, Jason Froehlich and Sarah Pesek.

## **New Business**

### **Title Plant Waiver Application W22-1 for Jorge Gomez III**

Director Malone summarized the presentation of the Application for a Title Plant Waiver (the “Application”) submitted by Jorge Gomez III (“Applicant”) during the August 30, 2022 meeting:

- Mr. Gomez is an Iowa licensed attorney with Gomez May LLP, a law firm located in Davenport, Iowa. Applicant is a licensed attorney for over 20 years and is an ITG participant offering title opinion, field issuing and closing protection letter services. The firm has several ITG participants including Jorge Gomez Jr., a grandfathered abstracting attorney. The Applicant has provided abstracting services under the supervision of Jorge Gomez, Jr. throughout his career and was requesting a title plant waiver for Scott County.
- Jorge Gomez, Jr. spoke on behalf of the applicant, attesting to the applicant’s ability to abstract. Mr. Gomez, Jr. discussed abstracting practices in Scott County, both historically, and currently. Mr. Gomez, Jr. stressed fairness in his comments and responded to questions by the ITG Board Members.
- Jorge Gomez III introduced himself to the Board, commented on his experience, and answered questions.
- After discussion, the ITG Board of Directors determined more time was required in order to consider the Application and the information presented to the Board in support of and opposed to the Application.
- On a motion by Mr. Seufferlein and a second by Ms. Pesek the Board unanimously approved moving the vote to the December 6, 2022 meeting.

In the interim, ITG and the Applicant have agreed upon a solution that recognizes the Applicant’s expertise as well as the uniqueness of Scott County: Jorge Gomez III will begin abstracting immediately as a waived attorney under a 3-year title plant waiver after which he will have built or own and control a Scott County title plant.

Director Malone proposed the Board reject the Proposed Ruling Denying the Title Plant Waiver Application that was presented August 30, 2022 and an Amended Ruling incorporating the agreement between ITG and the Applicant can be placed on the Agenda for the Board’s consideration at the December 6, 2022 Board Meeting.

**MOTION:** On a motion by Ms. Hilgenberg and a second by Ms. Pesek, the Board unanimously rejected the Proposed Written Ruling Title Plant Waiver Application W22-1 as presented to the Board in the August 30, 2022 meeting.

**MOTION:** On a motion by Ms. Pesek and a second by Mr. Seufferlein, the Board unanimously approved the decision to add a Proposed Ruling outlining the circumstances under which a 3-year title plant waiver would be granted to the December 6, 2022 Meeting Agenda.

**Public Comment**

There was no comment from the public.

**Adjournment**

**MOTION:** On a motion by Mr. Froehlich and a second by Ms. Hilgenberg, the December 1, 2022 Special Meeting of the ITG Board of Directors adjourned at 10:48 a.m.

Dated this 6th day of December, 2022.

Respectfully submitted:

Approved as to form:



Dillon D. Malone  
Director, Iowa Title Guaranty



Charles Winkleblack  
Board Chair, Iowa Title Guaranty