

**New Mexico Land Title Association  
Board of Directors Meeting Minutes  
08/19/2025**

**Location:** Zoom Link

**Time:** 10:02 AM – 11:25 AM

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## **I. Call to Order**

The meeting was called to order by Alissa J. Johnson at 10:02 AM.

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## **II. Roll Call**

**Present:**

**Board Members:** Alissa J. Johnson, Antoinette Giron, Craig Danekas, Elizabeth Shields, April Kovari, Amanda Labombard, Veronica R. Williams, Scott Flores

**Members:** Christopher Cullen, Warren Hill, Orlando Lucero, J.W. Baldock, Victor Davis, Rob Grinage, Stacey King, Wendy Hoelting, Peggy Brown, Tina Deer, Zach Spector, Dale Rycraft, Larson Crank, Jason Scalcucci, DJ Horn

*Antitrust Statement was reviewed.*

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## **III. Approval of Previous Meeting Minutes**

**Motion:** To approve the minutes (as amended to reflect the separate PAC Committee line item) from the July 15th meeting.

**Motion by:** Scott Flores

**Seconded by:** Amanda Kovari

**Vote:** Approved

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## **IV. Approval of Agenda**

**Motion:** To approve the agenda.

**Motion by:** Scott Flores

**Seconded by:** Elizabeth Shields

**Vote:** Approved

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## V. Approval of Financials

**Motion:** To approve the July 2025 financials.

**Motion by:** Elizabeth Shields

**Seconded by:** April Kovari

**Vote:** Approved

Stacey King requested that Alissa Johnson provide her with the three-year budget.

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## VI. Officer Reports

### Executive Committee / President's Report – Alissa J. Johnson

- Alissa provided a recap of the quarterly roundtable meeting between OSI and NMLTA members.
- Scott Flores expressed concern about providing OSI with transcripts of the roundtable.
- Rob Grinage suggested that OSI provide the meeting link so that they generate their own transcript, reducing NMLTA's liability.
- Craig Danekas noted that clarification is needed on OSI's roundtable requirements, and Warren Hill referenced the applicable rules he had reviewed.
- The Board requested that Alissa clarify with OSI what they expect from these meetings and structure future sessions accordingly.

### Rules / Rates / Forms

- **NMLTA Designation Program:** Rob Grinage reported his committee agreed to pause work on this initiative until OSI's testing issue is resolved. He will collaborate with the Education Committee on certification requirements.
- **Forms, Rates, and Rules:**
  - Antoinette Giron requested to be included in future meeting invitations.
  - Orlando Lucero reported the Forms Subcommittee is working closely with software companies to ensure readiness for the changes effective September 22, 2025.
  - Discussion was held on adopting vs. renumbering forms and whether OSI would be receptive.
  - It was agreed the Rates, Rules, and Forms Subcommittees should meet, outline possible approaches to streamline the forms process, and present recommendations at the next Board meeting.
  - Warren Hill suggested OSI's attorney attend the Quarterly Meeting to address regulatory issues.
  - The Board decided to postpone further discussion until the current appeal is resolved.

### **Legislative Committee – Chris Cullen**

- Committee currently has 15 members; a meeting is planned for late September.
- Reported that the Santa Fe Mansion Tax issue has been assigned to a three-judge panel.
- Committee will monitor bills expected in next year's short session.

### **Education Committee – Amanda Labombard**

- For October's in-person class, a two-hour course on passing the title agent exam will be offered.
- Orlando Lucero reminded the Board of Chase Rupe's work on a study guide and asked Alissa to follow up.
- Amanda reported she has a contract with the Bar for either October 18th or 25th. The in-person course will provide six hours of CE credit, including the title agent exam prep and a FinCEN course.
- April Kovari suggested offering the two-hour exam prep as a standalone course, with other CE classes offered simultaneously.

### **Underwriters Section – April Kovari**

- Nothing new to report.

### **Agents Section – Craig Danekas**

- Nothing new to report.

### **Marketing & Membership Committee – April Kovari**

- The committee is still finalizing new member "swag" ideas.
- Rob Grinage is updating the distribution list.
- April, Elizabeth Shields, and J.W. Baldock now have website access.
- Application for Vantage Point Title Inc. has not yet been received; Rob will forward it to April.

### **Convention Committee – Alissa Johnson**

- Nothing new to report.

### **Chili Currier – Craig Danekas**

- Nothing new to report.

### **PAC – Antoinette Giron**

- Reported that PAC is a separate entity with its own bylaws.

- Craig Danekas asked the PAC Committee to remain after the meeting to review bylaws.
- Orlando Lucero raised the question of whether Chili Currier and PAC should be dissolved, and the Board discussed potential implications, including disposition of funds.
- Craig will investigate further and report back at the next meeting.

### **Related Industries**

- No updates reported.

### **Administrative Staff Task Force – Scott Flores**

- Plans to meet with the Executive Committee and past presidents for input.

### **Bylaws Task Force – Antoinette Giron**

- Nothing new to report.

### **Past President Advisory Committee – Scott Flores**

- Has contacted past presidents for guidance on bylaw changes.
- Requested responses by August 31st and will report back at the September meeting.

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## **IX. Old Business**

- Committee list approval remains open at this time.
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## **X. New Business**

- **OSI Quarterly Meeting – July 16, 2025, at 9:00 AM**
  - Alissa encouraged all Board members to attend.
  - Reported that Rates, Rules, and Forms Committee recommended prioritizing topics for discussion with OSI to ensure productivity.
  - Decision on discussion topics postponed until the September meeting.
- **Proposed New Member – Vantage Point Title Inc.**
  - Membership Committee will review once documentation is received and present a recommendation at the next meeting.
- **Support for Members Affected by Natural Disasters**
  - Scott Flores suggested NMLTA follow RANM's example in supporting those impacted by recent disasters.

- Noted that the KOB website lists charities needing financial support.
  - Rob Grinage will link this list on the NMLTA website.
  - Scott asked to work with the Membership Committee on whether the Association can provide direct financial support.
  - **Open Discussion**
    - Orlando Lucero updated the Board on RANM's proposed addition of "Independent Consideration" to purchase agreements, separate from earnest money.
    - Explained this would be collected by the title company and promptly disbursed to the seller.
    - Raised questions regarding how this would be reflected on 1099 forms.
    - Suggested the Related Industries Committee review and provide guidance.
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## **XI. Next Meeting**

The next Board meeting is scheduled for September 16, 2025, at 10:00 AM via Zoom.

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## **XII. Adjournment**

**Motion:** To adjourn.

**Motion by:** Elizabeth Shields

**Seconded by:** Craig Danekas

**Vote:** Approved

*Meeting adjourned at 11:25 AM.*

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**Minutes respectfully submitted by:**

Alissa J. Johnson

08/21/2025