

LIMITED PRACTICE BOARD
Meeting Minutes for March 10, 2025

In-Person Meeting
9:00 a.m.

LPB Members Present

- Angela Balconi, Chair
- Kim Chose
- Lisa Hamilton
- Ursula Jennings
- Tom Peterson
- Robert Sargeant
- Nate Scott
- Lori Smith

Liaisons and Staff Present

- Cathy Biestek, WSBA Staff Liaison
- Renata de Carvalho Garcia, RSD Director
- Bobby Henry, RSD Associate Director
- Tom Ahearne, BOG Liaison
- Anne Trent, RSD Paralegal

PUBLIC SESSION

Call to Order

The meeting was called to order at approximately 9:00 a.m. The Chair confirmed that a quorum was present.

January 13, 2026, Meeting Minutes

The Limited Practice Board (Board) approved the January 13, 2026 meeting minutes as submitted.

New LPB Member Welcomed

The Board welcomed new Board member Kathleen Hopkins. Kathleen will serve on the Forms Committee and the LPO Exam Committee.

Forms Committee

The Forms Committee recommended removing the term “Deed” from the parenthetical reference below the form title in the Personal Representative Deed LPB 74-16(r). The Board unanimously approved the recommended change. Staff will upload form, revised 03.2026, to LPB Forms webpage.

Potential Impact of Washington Substitute House Bill (SHB) 2298

The Board discussed concerns arising from SHB 2298, including that under the bill, each county assessor may adopt different rules and processes for identifying fraudulent signatures as part of the title protection program. Variations in county processes may cause delays in document recording, and recording delays may in turn negatively affect closing timelines and potentially lead to penalty-triggering missed deadlines. Angie will reach out to contact at Washington Land Title



Association (WLTA) for more information. The Board discussed drafting a statement or position concerning SHB 2298 and submitting draft to WSBA for review.

May 11, 2026, Meeting with the Washington Supreme Court

The Board discussed the upcoming May 11 meeting with the Washington Supreme Court and agreed on meeting agenda to include: introductions; annual report highlights; and questions to and from the justices. The May 12 LPB Board meeting will be canceled due to the Court meeting.

WSBA Staff Updates

WSBA staff Board liaison provided updates on the following topics:

- Volunteer Payments Proposal: suggested rule changes were sent to the Court in January 2026;
- 2027 LPO license fee: no changes to LPO license fees for FY2027; the Court unanimously approved order language that does not tie license fee approval to a specific license year; and
- LPO exam study topic list: both lists posted on webpage before the exam.

EXECUTIVE SESSION

Winter 2026 LPO Exam

The Board completed grading the Winter 2026 LPO exam.

Adjournment

The meeting adjourned at approximately 10:15 a.m.

Respectfully submitted,

Cathy Biestek
WSBA Staff Liaison to the Limited Practice Board