

**BOARD MEETING MINUTES**

**Iowa Title Guaranty  
Des Moines, Iowa  
December 3, 2024**

**Board Members Present**

Daniel Seufferlein, Chair  
Jason Froehlich, Vice-Chair  
Sam Erickson

Judy Hilgenberg  
Sarah Pesek  
Dillon Malone, *Ex-Officio*

**Board Members Absent**

None.

**Staff Members Present**

Debi Durham, IEDA/IFA Director  
Dillon Malone, Director, Iowa Title Guaranty  
Kevin Blackman, Senior Residential Attorney  
Michelle Bodie, ITG Accounting Manager  
Julie Frye, Compliance Officer  
Heidi Koll, Participant Program Administrator  
Doug Mizer, Legal Counsel

Karla Moccero, Claims and Compliance Attorney  
Ethan Murray, Commercial Attorney  
Carrie Nutt, Senior Production Specialist  
Matthew Veldey, Senior Commercial Attorney

**Others Present**

Jan Gemar, Iowa Land Title Association  
Sandy Guy, Community Title LLC

Dean Hoag, Community Title LLC



## **Call to Order**

The December 3, 2024 meeting of the Iowa Title Guaranty Board of Directors was called to order by Chairman Seufferlein at 10:30 a.m. Roll call was taken, and a quorum was established with the following Board Members present: Daniel Seufferlein (Chair), Jason Froehlich (Vice-Chair), Judy Hilgenberg, Sarah Pesek and Sam Erickson.

## **Action Items**

### **Review and Approval of August 27 , 2024 Board Meeting Minutes**

**MOTION:** On a motion by Ms. Hilgenberg and a second by Mr. Froehlich, the Board unanimously approved the August 27, 2024 Board Meeting Minutes.

## **New Business**

### **ITG 24-03 – Transfer of Funds**

Ms. Bodie presented the proposed transfer of ITG funds outlined in Resolution ITG 24-03. The resolution proposed transferring \$250,000.00 to the Iowa Finance Authority's (IFA) housing assistance fund. Ms. Bodie requested board action on Resolution ITG 24-03.

**MOTION:** On a motion by Ms. Pesek and a second by Mr. Froehlich the Board unanimously approved ITG Resolution 24-03.

## **Financial Report**

Ms. Bodie provided an overview of the written budget and financial report to the Board.

## **Claims Update**

Ms. Moccero provided an update and summary of her written report to the Board.

## **Mortgage Release Update**

Mr. Blackman provided an update and summary of his written report to the Board.

**Commercial Update**

Mr. Veldey reported that ITG Commercial conducted 13 closings between September and November and operated favorable to budget. In October, Mr. Veldey and Director Malone presented on residential initiatives and commercial endorsements in Iowa City, and Mr. Veldey attended the American Land Title Association's annual conference, ALTA One.

**ITG Director Update**

Director Malone provided an update.

**IEDA/IFA Director Update**

Director Durham provided an update.

**Public Comment**

There was no comment from the public.

**Adjournment**

**MOTION:** On a motion by Mr. Froehlich and a second by Ms. Pesek, the December 3, 2024 Meeting of the ITG Board of Directors adjourned at 11:11 a.m.

Dated this 4th day of March, 2025.

Respectfully submitted:

Approved as to form:



Dillon D. Malone  
Director, Iowa Title Guaranty



Dan Seufferlein  
Board Chair, Iowa Title Guaranty