

MINNESOTA METRO PREP MINUTES

June 11, 2009

Ridgedale Library, Minnetonka

In Attendance:

Kelly	Aitkin	ORBIT
Jill	Alverson	Hennepin County
Kathy	Aro	MLTA
Michelle	Ashe	Sherburne County
Tara	Bach	Ramsey County
Timi	Bailey	Anoka County
Jeanine	Barker	Lyon County
Kris	Basilici	Carlton County
Bill	Blincoe	WBE, Inc.
Pat	Brown	Dakota County
Kathy	Conlon	Nicollet County
Mike	Convery	MDH, Well Management Section
Mike	Cunniff	Hennepin County
Kathy	Dunaway	MDH, Well Management Section
Dan	Flath	Realstar Title
Jo-Ann	Fritz	American Title Services
Janice	From	Scott County
Chris	Hudu	Old Republic Title
Deb	Karlson	TRN of Southern Minnesota
Rick	Little	Anoka/Ramsey County/Commercial Partn
Lenore	Mattson	Land Title Inc.
Marty	McCormick	Hennepin County
Carol	McDonald	Stewart Title
Sara	Medina	First American
Laurie	Michaelson	Burnet Title
Darlene	Missler	First American
Norm	Mofjeld	MDH, Well Management Section
Shari	Pederson	Preferred Title of Minnesota
Emily	Rekstad	Edina Realty Title
Amy	Roble	First American
Susan	Roth	Ramsey County
Lynnette	Schrupp	McLeod County
Scott	Simonett	AIS
Steve	Tierney	Stewart Title
Larry	Unger	Wright County
Jennifer	Wagenius	Washington County

Jinnelle Weis Burnet Title
Kay Wrucke Martin County

The meeting was called to order by Jennifer Wagenius.

Introductions were made.

PRESENTATIONS

Greg Sullivan of FidarTechnologies was introduced. He recommended the book "The Mystery of Capitalism"-why it triumphs in the west and fails everywhere else. We can prove the ownership of our capital. One real estate transaction involves a multitude of players: banker, builder, utilities, education, refuse company, insurance, county offices..... Many new businesses begin their venture by using their property as collateral. We must "maintain and secure a cop of every document permanently".

Mike Convery, Kathy Dunaway and Norm Mofjeld from the MDH, Well Management Section updated us on electronic well certificates. Since 1990 450,000 certificates have been filed. ¼ million wells have been sealed. Electronic well certificates will roll out July 1, 2009.

www.health.state.mn.us/divs/eh/wells/disclosures Please have all information regarding the e-well certificate before entering the certificate on the web. You can't save part of it. Paper well certificates will still be accepted. E-well certificates will remain in the system for 120 days for the transaction to be completed. If the sale is not completed within 120 from entering the e-well certificate, you must enter a new one.

Handouts attached.

The minutes of the April 9, 2009 meeting were approved.

UNFINISHED/ONGOING BUSINESS

Mike Cunniff gave an update on ERERC. Comments for Model 2 e-recording standards will be accepted until 7/1/09. Model 2 will include the pin number. E-CREV is moving along. Dakota County will go live soon.

Legislative updates. CICCT covers planned communities. On TODD transfers the Affidavit of Survivorship will include the address of the tax payer. The property owner can file and "Affidavit of Mortgage Foreclosure Postponment". HF 878 if State roads are being moved, a survey of the original road must be recorded. HF 1298 Mortgages covering multiple county properties, no longer have to split the MRT if the mortgage amount is less than \$10,000,000.00. The Affidavit of Attorney is no longer requested for business entities with a power of attorney.

County Questionnaire updates are due August 7, 2009.

Scott Simonett, Access Information, discussed his procedures for finding outstanding utility bills on foreclosed property prior to closings. He notes some of the types of bills:

Grass removal, false fire alarm fees, auto towing, graffiti, inspection fees, nuisance abatement..... Susan Roth noted that the City of St. Paul and the Ramsey County Assessors meet together monthly. The City

of St. Paul has a computerized system to report nuisances etc. They are attempting to include the charges in this program.

NEW BUSINESS

State Tax Lien searches at the county and state levels were discussed. The State determines if they are to be filed at the county level or the state level. The UCC12 document has some conflicting wording. More research will be done on this subject.

ORBIT receives state tax liens from the county recorder offices.

Some counties are reporting a 30% document rejection rate. There are a lot of notary issues. This item to be discussed at future MCRA, MLTA and the Fall Real Estate Institute meetings.

Counties have noticed that many times a Certificate of Release is recorded and several weeks later the Satisfaction will come in. All will accept.

The August 13, 2009 Metro PREP meeting has been CANCELLED.

The next meeting will be held October 8, 2009 at First American Title.

The meeting was adjourned.

Respectfully submitted,

Kathryn Conlon
Nicollet County Recorder