

FY2025 LPB Roster

Name	Position	Industry	Partial Term	1 st Full Term	2 nd Full Term
Tom Peterson	Lawyer Member Chair		12/12/2017-9/30/2020	10/1/2020-9/30/2023	10/1/2023-9/30/2026 10/1/2023-9/30/2024
Carla Higginson	Lawyer Member			10/1/2022-9/30/2025	
Jeff Leghorn	Lawyer Member	Real Estate	1/11/2023-9/30/2025		
OPEN¹	Lawyer Member		02/15/2024 – 9/30/2026 partial term open		
Nate Scott	Public	Real Estate		10/1/2023-9/30/2026	
Lori Smith	Public	Lending		10/1/2020-9/30/2023	10/1/2023-9/30/2026
Kim Chose	LPO Member	Escrow Or Title insurance	5/13/2021-9/30/2023	10/1/2023-9/30/2026	
OPEN²		Escrow Or Title Insurance			10/1/2024-9/30/2027
OPEN³				10/1/2024-9/30/2027	

¹ Resigned LPB member Derek Mathews remaining term open.

² Current LPB member Angela Balconi 1st term ending 9/30/2024 and has applied for 2nd term starting 10/1/2024.

³ Current LPB member Gail Kelsie 1st term ending 9/30/2024.

Ms. Angela J Balconi
WSBA #9926LPO
LPO

Congressional District: 8

Applied Committee: Limited Practice Board

Application Reason: I have 30 years of experience in the industry and have a passion for Real Estate. I am a resourceful, results-oriented problem solver with exceptional communication and leadership skills seeking a volunteer position with the Limited Practice Board.

History of Committee Service:

Limited Practice Board: 3/16/2022 - 9/30/2024

Employer: Chicago Title of Washington

Number of Lawyers: No response

Areas of Practice: No response

Years of Practice: 20 plus as an LPO

Years of Membership: 0

Learned of Service From: Email from WSBA

Angela J. Balconi

Objective

With a passion for the Real Estate industry, I am a resourceful, results-oriented problem solver with exceptional communication and leadership skills seeking a volunteer position with the Limited Practice Board.

Experience

May 2021 to Present	Chicago Title of Washington	Everett, WA
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Senior Vice President County Manager, Limited Practice Officer, Client Services

- Lead the management team to mentor and train escrow, title, sales, and customer service staff through process and procedure development
- Respond to inquiries and work to resolve challenges efficiently, legally, and accurately
- Educate real estate brokers and other industry professionals through continuing education courses
- Manage and track the operation Profit and Loss Statements

January 2019 to May 2021	Chicago Title of Washington	Seattle, WA
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Vice President Escrow Operations Manager, Limited Practice Officer, Client Services

- Manage, train and mentor escrow staff through process and procedure development
- Respond to inquiries and work to resolve challenges efficiently, legally, and accurately
- Educate real estate brokers and other industry professionals through continuing education courses

August 2013 to December 2018	Chicago Title of Washington	Bellevue, WA
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Assistant Vice President Branch Manager, Limited Practice Officer, Client Services

- Manage, train and mentor escrow staff
- Legally close real estate transactions with high efficiency and excellent customer service
- Educate real estate brokers through continuing education courses

July 2003 to August 2013	Escrow Professionals of Washington	Bellevue, WA
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Branch Manager, Limited Practice Officer, Escrow Officer, Client Services

- Manage, train and mentor escrow staff
- Legally close real estate transactions with high efficiency and excellent customer service
- Sales representative for Capitol Hill, Bellevue Way and Mercer Island Coldwell Banker Bain offices
- Educate real estate brokers through continuing education courses

Dec 2001 to July 2003

Wells Fargo Escrow

Bellevue, WA

Branch Manager, Limited Practice Officer, Escrow Officer

- Manage, train and mentor escrow staff
- Legally close real estate transactions with high efficiency and excellent customer service
- Handle high volume builder accounts with accuracy and excellent customer service

Nov 1993 to July 2001

Nordstrom, Nees & Janacek, P.S.

Spokane, WA

Escrow Closer

- Legally close real estate transactions with high efficiency and excellent customer service

Accomplishments

- Limited Practice Officer
- Designated Escrow Officer (while at Escrow Professionals of Washington)
- Certified Real Estate Instructor
 - Real Estate Fundamentals
 - Current trends and issues
 - Real Estate Law
 - Advanced Real Estate Law
 - Real Estate Closing Practices
 - Legal Aspects (agency, disclosure, etc.)
 - Computers and/or other real estate technologies
- Fidelity National Financial Leadership Program, Group Presentation Winner
- Audit Excellence Award
- Hosted and developed annual Escrow Best Practices event for Chicago Title King/Pierce County providing continuing education for our teams
- Created a training program for escrow career development to mentor those new to our industry
- Participation on our national Digital Solutions committee contributing to the development and testing of new software

Ursula Jennings
WSBA #44360
Active Attorney
Congressional District: 1

Applied Committee: Limited Practice Board

Application Reason: As I address in more detail in my cover letter, I am interested in joining the Limited Practice Board in order to help further and support the LPO program here in Washington State. I believe I have a unique skill set and background to share, both from the mindset of an attorney, as well as from the perspective of a banker and a member of the financial services industry.

Employer: Sound Community Bank

Number of Lawyers: No response

Areas of Practice: Banking<br /

Years of Practice: 12

Years of Membership: 12

Learned of Service From: Email from WSBA

Ursula Jennings (WSBA # 44360)
2400 3rd Ave, Suite 150
Seattle, WA 98121
Ursula.jennings1@gmail.com

May 16, 2024

Washington State Bar Association
Volunteer Application Coordinator
1325 4th Ave, Suite 600
Seattle, WA 98101

To Whom it May Concern:

My name is Ursula Jennings and I am applying for one of the open volunteer positions on the WSBA Limited Practice Board. I have spent the past 12 years working in-house for Sound Community Bank, managing our Special Assets department. This primarily involves overseeing problem credits and working with borrowers to restructure their debts. My team manages a portfolio of both commercial and residential loans, and our scope ranges from assisting clients who need short-term payment relief, all the way to up complex commercial reorganizations. Part of my job also includes managing SCB's bank-owned property portfolio, which includes assets that are repossessed or foreclosed upon by the bank.

Accomplishing this wide range of objectives would not be possible without excellent and reliable third-party partners. Our relationships with local escrow companies are integral to the smooth closing of transactions, whether it's selling a bank-owned property, or signing a refinance or modification for a client. I have worked with many LPO's over the years and believe that the experience and expertise many of them bring to the transaction is extremely valuable.

Due to the somewhat non-traditional nature of my job, I have struggled at times to feel included and connected to the WSBA. This volunteer opportunity aligns with my experience and represents a chance to commit my time to something that impacts both my life and that of my clients.

I am interested in joining the Limited Practice Board in order to help further and support the LPO program here in Washington State. I believe I have a unique skill set and background to share, both from the mindset of an attorney, as well as from the perspective of a banker and a member of the financial services industry.

Thank you for your consideration.

Sincerely Yours,

Ursula Jennings

Ursula Jennings (WSBA #44360)
Ursula.jennings1@gmail.com
Direct: 206-204-8166

Contact

ursula.jennings1@gmail.com

www.linkedin.com/in/ursula-jennings-ab5b89122 (LinkedIn)

Top Skills

Drafting Agreements

Regulatory Compliance

Short Sales

Ursula Jennings

VP/Special Assets Administrator at Sound Community Bank
Seattle, Washington, United States

Summary

Experienced Vice President with a demonstrated history of working in the banking industry. Skilled in Short Sales, Negotiation, Client Counseling, Drafting Agreements, and Regulatory Compliance. Graduated with honors from Gonzaga University School of Law.

Experience

Sound Community Bank
VP/Special Assets Administrator
March 2012 - Present (12 years 3 months)
Seattle, Washington

In-house attorney overseeing troubled loans (inc. foreclosure, bankruptcy, 3rd party collection, etc.) as well as management of bank-owned property/REO portfolio.

Spokane County Prosecutor's Office
Rule 9 Extern
August 2010 - December 2010 (5 months)
Spokane, Washington

Disability Rights Washington
Summer Intern
May 2010 - August 2010 (4 months)
Seattle, Washington

Gonzaga University School of Law - Elder Law Clinic
Intern
August 2009 - May 2010 (10 months)
Spokane, Washington

Education

Gonzaga University School of Law

Doctor of Law (J.D.) · (2008 - 2011)

University of Washington

Bachelor of Arts (B.A.), Communication · (2004 - 2008)

Seattle Preparatory School

· (2000 - 2004)

Ms. Lisa Marie Hamilton
WSBA #10769LPO
LPO

Congressional District: 6

Applied Committee: Limited Practice Board

Application Reason: I have been in the title and escrow industry for almost 20 years. Currently I work as the Chief Escrow Administrator and Senior Vice-President of Aegis Land Title Group, a title and escrow company. I am also a Limited Practice Officer licensed with the Washington State Bar Association since 2007. In my position I am responsible for leading a team of escrow professionals and support staff, oversee all aspects of escrow operations, as well as administration and training throughout the organization.

I develop and implement training programs for the escrow department, run the Training and Administration Team that is responsible for hands-on training of employees, and have guided multiple escrow personnel through the process of acquiring their LPO license.

I want to serve on the LPO Board to be an ambassador for the LPO license while ensuring that the policy and requirements stay up to date and to help support the LPO industry by finding ways to help bring success to quality license candidates.

Employer: Aegis Land Title Group

Number of Lawyers: No response

Areas of Practice: No response

Years of Practice: 17

Years of Membership: 0

Learned of Service From: Email from WSBA



Lisa M Hamilton

lisa@agltg.com

(360) 204-1810

May 30, 2024

Dear LPO Board,

I have been in the title and escrow industry for almost 20 years. Currently I work as the Chief Escrow Administrator and Senior Vice-President of Aegis Land Title Group, a title and escrow company. I am also a Limited Practice Officer licensed with the Washington State Bar Association since 2007. In my position I am responsible for leading a team of escrow professionals and support staff, oversee all aspects of escrow operations, as well as administration and training throughout the organization.

I develop and implement training programs for the escrow department, run the Training and Administration Team that is responsible for hands-on training of employees, and have guided multiple escrow personnel through the process of acquiring their LPO license.

I want to serve on the LPO Board to be an ambassador for the LPO license while ensuring that the policy and requirements stay up to date and to help support the LPO industry by finding ways to help bring success to quality license candidates.

Regards,

A handwritten signature in blue ink that reads "Lisa M Hamilton".

Lisa M Hamilton
Aegis Land Title Group

Lisa Hamilton

CHIEF ESCROW ADMINISTRATOR / LPO #10769

OBJECTIVE

Dedicated and accomplished professional with over 15 years of comprehensive experience in the title and escrow industry possessing a proven track record of success in managing escrow operations, fostering client relationships, and ensuring compliance with regulatory standards.

CONTACT

- lisa@agltg.com
- www.agltg.com
- (360) 204-1810
- Washington State

EDUCATION

Bachelor of Science in Business Management, WGU 2017

Masters of Science in Management and Leadership, WGU 2021

SKILLS

- Real Estate Closings
- Administration
- Training
- Project management

EXPERIENCE

CHIEF ESCROW ADMINISTRATOR / LPO

AEGIS LAND TITLE GROUP

February 2015-Present

Lead a team of escrow professionals and support staff in executing escrow transactions efficiently and accurately. Oversee all aspects of escrow operations, including opening, processing, and closing escrow accounts in compliance with industry regulations and company policies. Develop and implement training programs to ensure staff proficiency in escrow procedures and software applications. Foster strong relationships with clients, lenders, real estate agents, and other stakeholders to facilitate smooth transactions and enhance customer satisfaction. Monitor market trends and regulatory changes to adapt operational strategies accordingly and maintain compliance. Manage acquisitions and transitions of new offices.

ESCROW ASSISTANT / LPO

STEWART TITLE

May 2009-February 2015

Provided comprehensive support to escrow officers in managing escrow transactions for residential and commercial properties. Prepared escrow documents, conducted title clearing, and coordinated with various parties to ensure timely and accurate closings. Assisted clients with inquiries, resolved issues, and maintained clear communication throughout the escrow process. Managed escrow files, maintained records, and ensured compliance with regulatory requirements.

ESCROW ASSISTANT / LPO

LANDAMERICA TRANSNATION

May 2006-December 2007

Provided comprehensive support to escrow officers in managing escrow transactions for residential properties. Prepared escrow documents, conducted title clearing, and coordinated with various parties to ensure timely and accurate closings. Assisted clients with inquiries, resolved issues, and maintained clear communication throughout the escrow process. Managed escrow files, maintained records, and ensured compliance with regulatory requirements.

REAL ESTATE AGENT

WINDERMERE REAL ESTATE

March 2005-March 2006

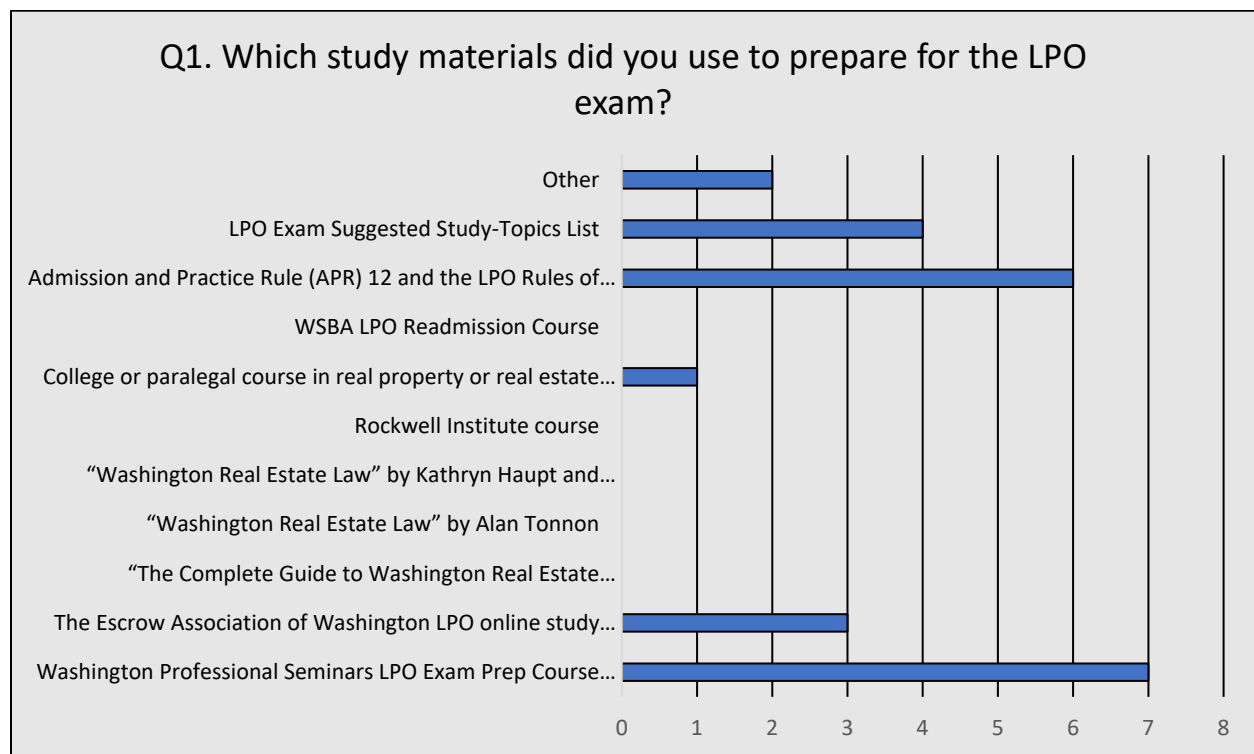
Represented clients in buying and selling residential properties, providing personalized guidance and negotiation support.

Limited Practice Board Calendar FY 2025

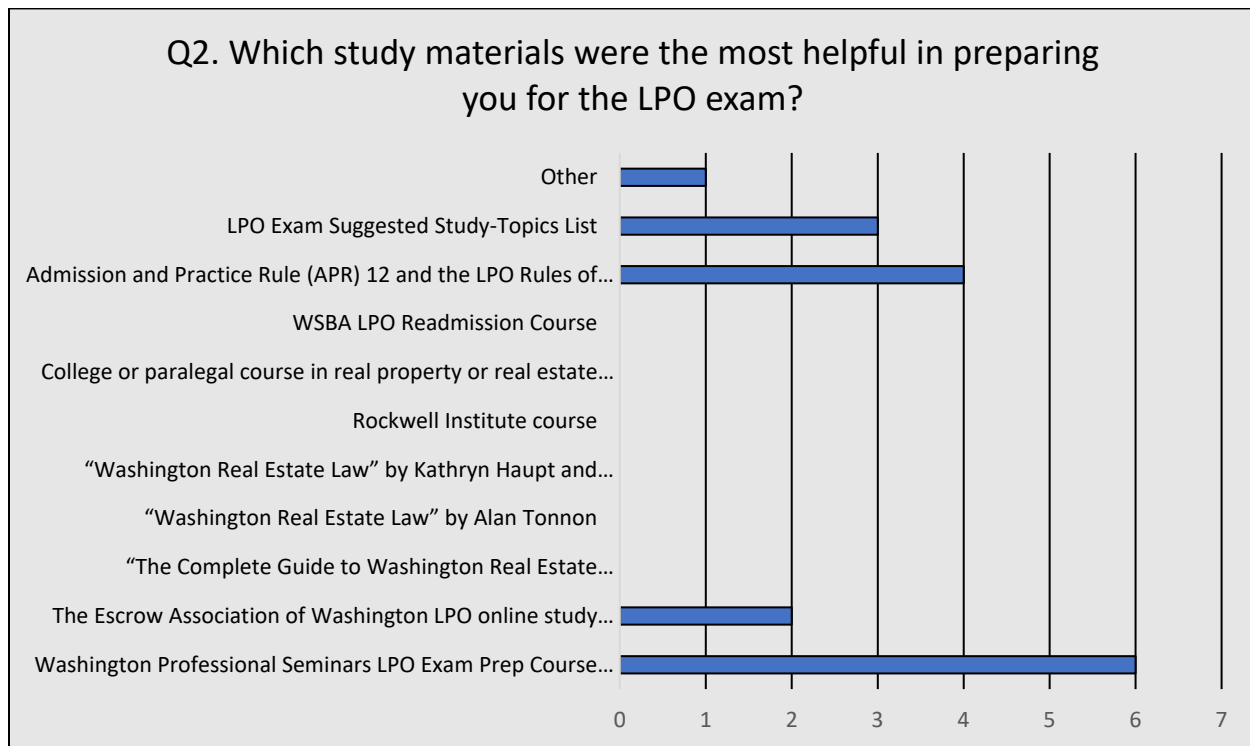
Date	Event
October 8, 2024	Virtual Board Meeting 9:00 a.m. – 12:00 p.m.
January 14, 2025	Virtual Board Meeting 9:00 a.m. – 12:00 p.m.
LPO Exam: Monday, February 24, 2025	
March 11, 2025	In-Person Board Meeting 9:00 a.m. – 12:00 p.m.
May 13, 2025	Virtual Board Meeting 9:00 a.m. – 12:00 p.m.
June 10, 2025	Virtual Board Meeting 9:00 a.m. – 12:00 p.m.
LPO Exam: Monday, July 28, 2025	
August 12, 2025	In-Person Board Meeting 9:00 a.m. – 12:00 p.m.



Q1 Which study materials did you use to prepare for the LPO exam?	
Washington Professional Seminars LPO Exam Prep Course by Fred Phillips	7
The Escrow Association of Washington LPO online study course	3
"The Complete Guide to Washington Real Estate Practices," Fourth Edition, by Alan Tonnon	0
"Washington Real Estate Law" by Alan Tonnon	0
"Washington Real Estate Law" by Kathryn Haupt and David Rockwell	0
Rockwell Institute course	0
College or paralegal course in real property or real estate law course	1
WSBA LPO Readmission Course	0
Admission and Practice Rule (APR) 12 and the LPO Rules of Professional Conduct (LPORPC)	6
LPO Exam Suggested Study-Topics List	4
Other	2



Q2 Which study materials were the most helpful in preparing you for the LPO exam?	
Washington Professional Seminars LPO Exam Prep Course by Fred Phillips	6
The Escrow Association of Washington LPO online study course	2
"The Complete Guide to Washington Real Estate Practices," Fourth Edition, by Alan Tonnon	0
"Washington Real Estate Law" by Alan Tonnon	0
"Washington Real Estate Law" by Kathryn Haupt and David Rockwell	0
Rockwell Institute course	0
College or paralegal course in real property or real estate law course	0
WSBA LPO Readmission Course	0
Admission and Practice Rule (APR) 12 and the LPO Rules of Professional Conduct (LPORPC)	4
LPO Exam Suggested Study-Topics List	3
Other	1



Q3. Please share any additional comments you have about what you believe best prepared you for the LPO exam.

1	Honestly, experience and attention to detail. I've been drawing documents in OR for a long time and an that definitely helped. Knowing both the definitions of certain terms and how those concepts get applied was also very helpful.
2	Material that was provided to me from online training courses, company provided material.
3	The Fred Phillips book that came with is course was super helpful. As well as the APR 12 & LPORPC.