

Electronic Real Estate Recording Task Force Minutes: 13 May 2004

Present: (Members) Denny Kron, Jeanine Barker (via telephone), Angela Burrs (via telephone), Jeff Carlson, Mike Cunniff, Larry Dalien (via telephone), Don Goedken, Bob Horton, Secretary Mary Kiffmeyer, Cindy Koosman, Carol Leonard, Gail Miller, Leonard Peterson, Chuck Parsons, Mike Ryan. (Guests) Kaye Wrucke, Rick Kvien (phone), Bert Black, Joel Beckman, Luci Botzek, Nancy Dean, Ray Hirte, Greg Hubinger, Erin Hultgren, John Lally, Scott Loomer, Beth McInerny, Bill Mori, Pam Trombo, Tony Sommerfeld, Steve Mouritsen, Rich Weir and Jason Lambert (via telephone)

1. Call to Order

Secretary Kiffmeyer called the meeting to order at 9.00.

2. Approval of 12 February 2004 minutes

The minutes were approved with one correction to the name of a House committee.

3. Project coordinator report

Beth McInerny reviewed the task force's budget. The surcharge total so far equals \$2,638,553.41. For Phase II, \$1,340,053.41 is available.

The Department of Revenue is working on the possibilities of receiving a CRV in XML format. When Revenue has estimated its potential to work with XML, it will report to the Phase II subcommittee for further review. There is some question about the need for a date of birth element. Revenue does not want or need the data and thinks it can be removed from the form and the schema.

Erin Hultgren and Beth McInerny met with the Department of Health to discuss the well certificate form. Health has some concerns about the security of electronic commerce. Health requires several fields for the form: only the well sketch is not already in the deed, so Health might be able to accept the XML data from the deed form. There is some doubt about the amount of information Health needs to identify the property: just the legal description, the address or additional data about quartile, section and range. Chuck Parsons and Mike Cunniff asked about Health's requirements. The task force will talk further with the Department to determine its exact needs and its willingness to use XML-based technology to facilitate some changes in the business practices. These discussions should include representatives of several task force constituencies.

SKYTEK is finishing a first draft of an implementation guide for electronic real estate recording. The Phase II sub-committee will review this and suggest a first round of revisions. It will then circulate to the rest of the task force.

4. Status of ERERTF legislation

Secretary Kiffmeyer said that there are two different bills currently addressing the future of the task force. The House bill revises the task force structure and extends the task force to 2007. The Senate bill sunsets the task force at the end of December 2004.

Mike Cunniff asked about the language in the House bill eliminating county pilot participants from membership in the task force. Secretary Kiffmeyer said the changes stem from concerns with avoiding any appearance of conflicts of interest. Cunniff asked about the origin of the language and said he felt that the task force would benefit from the inclusion of people with the most practical experience with the issues. Everyone has some sort of conflict. Chuck Parsons said that the bill would change the task force to a more manageable and focused membership, to avoid issues such as what constitutes a quorum; but the meetings would still be open and anyone could still contribute. Secretary Kiffmeyer reminded everyone that the bill's language could still change; many different results could occur.

In the absence of any further legislation, the task force's authorization will expire on 30 June. Beth McNerny is working with Greg Hubinger on a contingency plan to wrap up the task force's activities. She will distribute a draft to the members for review.

5. Updates from pilot counties

Gail Miller said that Renville is working on training and testing. The vendors are getting the validation process underway. Roseau is up and running, but InGeo has not submitted any documents for testing. Lyon has received 52 submissions so far. It is looking for a second submitter. Hennepin went live on 26 April and received 287 satisfactions successfully; it is working on a validation process to make sure it doesn't process duplicate submissions.

Mike Cunniff said that Hennepin is discovering some ways to use technology to make the system more efficient and the records more reliable. These will generate some suggestions for changes to the schemas and the validation of the elements. Cunniff expressed some concern about the stylesheet InGeo was using; it did not capture all the necessary information, primarily the Drafted by Party, included in the submission. Dakota had the same problem. Gail Miller said her stylesheet did capture the information. Rich Weir said InGeo would try to supply an updated stylesheet to Hennepin soon. Hennepin recommended that trusted submitters send style sheets to counties prior to e-filing to allow them to verify they contain all of the county needs. Mike mentioned that Hennepin received some duplicate satisfaction filings in initial days going live with US Recording. Jeff stated that there was a processing error that has since been resolved. Dakota has received 3,032 submissions, mostly satisfactions, with about 50 certificates of release.

Ray Hirte asked if the reports should include statistics on rejections. Joel Beckman said the statistics might be difficult to compile because he doesn't get data on what the validation engine returns to submitters, only what the engine admits and sets aside for further attention. Erin Hultgren said the rejections statistic is part of the baseline measurements being supplied by counties. She will display that information on the next status report.

Hultgren said that the review of the schemas was underway. InGeo encountered a few problems with the schemas during its integration. There are some circular references that cannot be validated in a Microsoft environment. The naming conventions also have generated some particle attribution errors. Skytek's object oriented work will address some of these problems. Using some new, unique names for elements would be useful. This could involve some significant additional work beyond implementing an object oriented approach. Rich Weir said InGeo and US Recordings and other vendors could work together to create a reference implementation model and come back with some suggestions for a revised schema. The result would be a W3C standard validator. This could be done in a vendor sub-committee,

as the vendors have to make the implementations work on multiple platforms. Bill Mori agreed, noting that the standard has to be parsed within the W3C standards. All the vendors should be involved. Beth McInerny and Skytek will convene a meeting of the vendors to address this. The meeting will be open to anyone interested in participating.

Jeff Carlson moved that the task force review the marital status element in the satisfaction's schema. It is creating some problems in the validation process and leads to the rejection of documents. The consensus is that the enumeration for the marital status element in the schemas for satisfactions, certificates of release and assignments is insufficient and the problem that creates should be resolved. This resolution would have a technical impact, in that it will affect the versioning of the schema. The task force recognized that some common source versioning tool should be utilized and managed by the task force to track these changes. Mike Cunniff moved as a friendly amendment that the business rule should be changed and the issue would be referred to the technology subcommittee for advice on implementation. Beth McInerny and Erin Hultgren will facilitate this process. Denny Kron seconded. The motion prevailed. The task force agreed that the executive committee would act on the sub-committee's recommendation.

Erin Hultgren discussed the value of developing a standard interface. This will facilitate interconnectivity and data sharing. The suggestion was referred to the technology sub-committee for review with the additional participation of the Departments of Health and Revenue, along with the Office of Technology.

6. Phase II planning committee meeting

The committee recommended waiting for MISMO to publish its e-mortgage schema and to file extensions as appropriate. While waiting, the committee wants to move forward with the deed in Phase II work. Without a schema for mortgages, there is no basis for work on that type of document. A schema does exist for deeds, so it can come first in the sequence. Carol Leonard moved and Leonard Peterson seconded that Phase II go ahead with the deeds first and wait for mortgages. Ray Hirte noted that deeds and mortgages often come in packages, so the committee should keep that in mind as it starts working with deeds. The motion prevailed.

Gail Miller reported that the Phase II cost estimate group met in April and distributed a report. The cost estimate is not yet done.

7. Adjournment

The meeting adjourned at 11.22.