

**OKLAHOMA REAL ESTATE COMMISSION
REGULAR BUSINESS MEETING**

Denver N. Davison Building
1915 North Stiles – Suite 200
Oklahoma City, Oklahoma 73105-4915

MARCH 24, 2021

AGENDA

OPENING OF BUSINESS MEETING

1. Call to Order at 9:30 am
2. Approval of Minutes from the November 13, 2020 meeting
3. Public Participation (“Open Topic”)
4. The Commission may vote to approve, disapprove, or take other action on any item listed on this Agenda

FORMAL ACTIONS

CONSENT ORDER

C-2020-16: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM):

1. **Title 59, O.S. §§ 858-312(6), (8), (9), 858-353(B)(2) and Okla. Admin. Code §§ 605:10-9-1(a), 605:10-17-4(12), 605:10-17-2(b)**, in that, Respondents engaged in conducted which constitutes improper dealings by: (1) failing within a reasonable time to account for or to remit monies, documents, or other property coming into the possession of the licensee belong to others, (2) failing to communicate with owners and tenants, (3) failing to maintain a specific place of business and failing to supervise the brokerage practice which was available an open to the public during reasonable business hours, (4) failing, upon demand in writing, to file an adequate written response to a complaint.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure, administrative fines totaling Four Hundred Dollars (\$400), and agrees to pay

restitution to the Complainant within ten (10) days of approval of this Order totaling Five Hundred and Thirty Nine Dollars and Eighty Two Cents (\$539.82).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

- 1. Vote to enter into Executive Session**
- 2. Discussion in Executive Session**
- 3. Vote to return to Open Session**
- 4. Commission to vote/take appropriate action on the Consent Order**

C-2020-032: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM):

- 1. Title 59, O.S. §§ 858-312(6)-(9), 858-353(B)(2) and Okla. Admin. Code §§ 605:10-17-4(12), 605:10-17-2(b),** in that, Respondents engaged in conducted which constitutes improper dealings by: (1) failing within a reasonable time to account for or remit monies, documents, or other property coming into their possession, (2) failing to communicate with owners and tenants, and (3) failing, upon written demand in writing, to file an adequate written response to a complaint.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure, administrative fines totaling Four Hundred Dollars (\$400) and agrees to pay restitution to the Complainant within ten (10) days of approval of this Order totaling Eight Hundred and Eighty Six Dollars and Thirty Six Cents (\$886.36).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

- 2. Vote to enter into Executive Session**
- 3. Discussion in Executive Session**
- 4. Vote to return to Open Session**
- 5. Commission to vote/take appropriate action on the Consent Order**

C-2019-001: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (SA) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc.

- 1. Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-7-4(6), 605:10-17-4(6),** in that, Respondent Boutsen Worldwide engaged in conducted which constitutes untrustworthy, improper, fraudulent or dishonest dealings by permitting an associate to operate as a broker, and failing to properly supervise the activities of an associate.

Violations by Respondent Jenny Jianing Chen (SA):

2. Title 59 O.S. § 858-312(8) and *Okla. Admin. Code* §§ 605:10-17-4(12), (14), (22), in that, Respondent Chen engaged in conduct which constitutes improper dealings by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by executing contracts by signing her broker's name using an unauthorized manufactured signature of her broker, acting in the capacity of a broker without first possessing a broker's license and performing licensed activity outside of her broker's supervision.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure and administrative fines totaling Seven Hundred and Fifty Dollars (\$750).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2020-19: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM):

1. Title 59, O.S. §§ 858-312(8)-(9), 858-353(B)(2) and *Okla. Admin. Code* §§ 605:10-9-1(a), 605:10-17-2(b), in that, Respondents engaged in conducted which constitutes improper dealings by: (1) failing to keep the party informed regarding the transaction, (2) failing to communicate with tenants and owners, (3) failing to maintain a specific place of business, (4) failing to supervise a brokerage practice which was available and open to the public during reasonable business hours, (5) failing, upon demand in writing, to file an adequate written response to a complaint.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure, administrative fines totaling Four Hundred Dollars (\$400) and agrees to waive all monies, if any, due and owing from Complainant to Respondent.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2020-004: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM):

1. Title 59, O.S. §§ 858-353(B)(2), 858-312(8)-(9) and *Okla. Admin. Code* §§ 605:10-9-1(a),

605:10-17-2(b) in that, Respondents engaged in conduct which constitutes improper dealings by: (1) failing to keep the party informed regarding the transaction, (2) failing to communicate with tenants and property owners, (3) failing to maintain a specific place of business, (4) failing to supervise a brokerage practice which was available and open to the public during reasonable business hours, and (5) failing to file an adequate written response to a complaint.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure and administrative fines totaling Four Hundred Dollars (\$400).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2020-28: Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM) – Oklahoma City

Violations by Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen (BM):

1. Title 59, O.S. §§ 858-312(8)-(9), 858-353(B)(2) and *Okla. Admin. Code* §§ 605:10-9-1(a), 605:10-17-2(b), in that, Respondents engaged in conducted which constitutes improper dealings by: (1) failing to keep the party informed regarding the transaction, (2) failing to communicate with tenants and owners, (3) failing to maintain a specific place of business, (4) failing to supervise a brokerage practice which was available and open to the public during reasonable business hours, (5) failing, upon demand in writing, to file an adequate written response to a complaint.

Consent: Respondent Boutsen Worldwide Realty, Inc. consents to the immediate revocation of licensure. Respondent Jenny Jianing Chen consents to the immediate revocation of licensure, administrative fines totaling Four Hundred Dollars (\$400).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

2. Vote to enter into Executive Session
3. Discussion in Executive Session
4. Vote to return to Open Session
5. Commission to vote/take appropriate action on the Consent Order

UC-2019-004: Leadership Real Estate Investments, Inc., Holly Denise Moody (BM), Michael Edward Carter II (SA) and Amanda Carter (Unlicensed) – Oklahoma City

Possible violations by Respondents Leadership Real Estate Investments, Inc. and Michael Edward Carter, II:

1. Title 59, O.S. §§ 858-312 (8)-(9) and *Okla. Admin. Code* §§ 605:10-9-1(g), 605:10-11-1 (c) in that, Respondents engaged in conduct that disregarded or violated a provision of the

Oklahoma Real Estate License Code or Rules by failing to properly supervise the activities of unlicensed assistant, Respondent Amanda Carter.

Consent: Respondent Leadership Real Estate Investments, Inc. consents to the payment of an administrative fine of Five Hundred Dollars (\$500). Respondent Michael Edward Carter, II consents to the payment of Five Hundred Dollars (\$500). Respondents Holly Denise Moody and Amanda Carter are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

2. **Vote to enter into Executive Session**
3. **Discussion in Executive Session**
4. **Vote to return to Open Session**
5. **Commission to vote/take appropriate action on the Consent Order**

C-2019-102: EXP Realty, LLC, Steven Thomas Ligon (BM), EXP Realty, LLC (BO) and Erin Elizabeth Catron (BB) – Oklahoma City

Possible violation by Respondents EXP Realty, LLC and Steven Thomas Ligon:

1. **Title 59, O.S. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondents disregarded or violated provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the advertising of their associate.

Possible violation by Respondent Erin Elizabeth Catron:

2. **Title 59, O.S. § 858-312(2) and Okla. Admin. Code § 605:10-9-4(a)**, in that, Respondent Catron disregarded or violated provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to advertise under her registered business trade name or the name under which she was licensed.

Consent: Respondent EXP Realty, LLC consents to the payment of an administrative fine in the total sum of Five Hundred Dollars (\$500). Respondent Steven Thomas Ligon consents to an administrative fine in the sum of Five Hundred Dollars (\$500) for failing to supervise the activities of their associates. Respondent Erin Catron consents to the payment of an administrative fine of Five Hundred Dollars (\$500), totaling One Thousand Five Hundred Dollars (\$1,500). Respondent EXP Realty, LLC (BO) will be dismissed from the Complaint.

Pursuant to 25 O.S. § 307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

C-2020-031: Chamberlain Realty, LLC, Grant Michael Wortman (BM), and Sarah Renae Fortune (SA) – Moore

Possible violation by Respondent Grant Michael Wortman:

1. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b)**, in that, Respondent Grant Michael Wortman (BM) disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice.

Possible violations by Respondent Sarah Renae Fortune:

2. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b)**, in that, Respondent Sarah Renae Fortune (SA) disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice.
3. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(12)**, in that, Respondent Sarah Renae Fortune (SA) disregarded or violated a provision of the Oklahoma Real Estate License Code or rules promulgated by the Commission by continuing to engage and communicate with a former client after being told several times to disengage by both her previous and current broker.
4. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-11-1(a)**, in that, Respondent Sarah Renae Fortune (SA) disregarded or violated a provision of the Oklahoma Real Estate License Code or rules promulgated by the Commission by continuing to engage and communicate with a former client in her individual capacity and not under the name of her broker after transferring her license to a new brokerage.

Consent: Respondent Grant Michael Wortman consents to the payment of an administrative fine in the total sum of Five Hundred Dollars (\$500). Respondent Sarah Renae Fortune consents to the payment of an administrative fine in the sum of One Thousand Two Hundred Dollars (\$1,200). Respondent Chamberlain Realty, LLC is hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

C-2020-074: EXP Realty, LLC, Heidi Louis Rose (BM) and Whitney Victoria McNair (SA) – Oklahoma City

Possible violation by Respondent Whitney Victoria McNair:

1. **Title 59, O.S. § 858-353(b)(2)**, in that, Respondent Whitney Victoria McNair (SA), failed to keep a party informed regarding a transaction.

Consent: Respondent Whitney Victoria McNair consents to the payment of an administrative fine in the total sum of Five Hundred Dollars (\$500) for failing to keep a party informed regarding a transaction, Respondents EXP Realty, LLC and Heidi Louise Rose are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

C-2019-021: Carolyn Deann Thompson (BM), ABW Tulsa, Inc., Gloria Allred-Hail (BM), J. Brian Frere (SA), NWOK, LLC and Jamie Michelle Bollenbach (SA) –

Possible violations by Respondent NWOK, LLC and Carolyn Deann Thompson:

1. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondent violated the Oklahoma Real Estate License Code and Rules by failing to supervise the activities of associates.
2. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondents violated the Oklahoma Real Estate License Code and Rules by permitting a sales associate to operate as a broker.
3. **Title 59 O.S. § 858-312(6)**, in that, Respondents failed within reasonable time to account for or remit monies, documents or other property coming into the possession of the licensee which belonged to others.

Possible violations by Respondent Brian Frere:

4. **Title 59 O.S. §858-312(8) and Okla. Admin. Code § 605:10-17-4(22)**, in that, Respondent may have violated the Oklahoma Real Estate License Code and Rules by performing licensed activities outside his broker's supervision.
5. **Title 59 O. S. §858-312(8) and Okla. Admin. Code § 605:10-17-4(14)**, in that, Respondent conducted himself in a manner which constitutes improper dealing by acting in the capacity of a broker or branch office broker without possessing the license of a broker or branch office broker.

Consent: Respondents NWOK, LLC and Carolyn Deann Thompson consents collectively to the payment of an administrative fine totaling One Thousand Fifty Dollars (\$1,050). Respondent Brian Frere consents to the payment of an administrative fine totaling Seven Hundred Dollars (\$700) and Respondents ABW Tulsa, Inc., Gloria Allred-Hail and Michelle Bollenbach are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2019-132: Heart of Oklahoma Enterprises, Inc., Than H. Maynard (BM), Heart of Oklahoma Enterprises, Inc. (BO), Nancy Lee Maynard (BB) and Micah Alan Mattingly (SA) – Purcell

Possible violation by Respondent Micah Alan Mattingly:

1. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* § 605:10-17-4(22), in that, Respondent Micah Alan Mattingly disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by performing licensed activities outside the supervision of his broker.

Consent: Respondent Micah Alan Mattingly consents to the payment of an administrative fine in the total sum of Seven Hundred Fifty Dollars (\$750) for performing licensable activities outside the supervision of his broker. Respondents Heart of Oklahoma Enterprises, Inc., Than H. Maynard, Heart of Oklahoma Enterprises, Inc. (BO) and Nancy Lee Maynard are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

UC-2020-003: Erin Catron & Company, LLC, Erin Catron (BM), Erin Rachel Robins (SA) and Erin Robins Realty (Unlicensed) – Tulsa

Possible violation by Respondent Erin Robins:

1. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* § 605:10-9-3, in that, Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to register “Erin Robins Realty” as a trade/team name, which can be construed as a firm name.

Consent: Respondent Erin Rachel Robins consents to the payment of an administrative fine in the total sum of Three Hundred Fifty Dollars (\$350) for failing to register Erin Robins Realty as a trade/team name. Respondents Erin Catron & Company, LLC, Erin Catron and Erin Robins Realty are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

UC-2020-001: Table Investments (Unlicensed), Table Property Network, LLC, Alyssa Dyer (BM) and Curtis Kupfersmith (SA) – Oklahoma City

Possible violation by Respondent Table Property Network, LLC:

1. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-9-4(b)(3), in that, Respondent Table Property Network, LLC disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by using an unregistered trade name and/or unlicensed entity name in mailing advertisements.

Consent: Respondent Table Property Network LLC consents to the payment of an administrative fine in the total sum of Three Hundred Fifty Dollars (\$350). Respondents Curtis Kupersmith and Alyssa Dyer are hereby dismissed from the Complaint.

Pursuant to 25 O.S. § 307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2020-087: Rogers Realty, Inc., Linda K. Rogers (BM) and Raymond Chad Short (PSA) – Cushing

Possible violation by Respondent Raymond Chad Short:

1. Title 59 O.S. §§ 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-9-4(b)(3), in that, Respondent Raymond Chad Short (PSA) disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by using a personal insignia and/or unregistered trade name, which can be constructed as that of a firm name.

Consent: Respondent Raymond Chad Short consents to the payment of an administrative fine in the total sum of Three Hundred Fifty Dollars (\$350) for using a personal insignia and/ or unregistered trade name. Respondents Rogers Realty, Inc. and Linda K. Rogers are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2020-061: ABW Edmond, Inc., Susan Kessler Miller (BM), Brian Thomas (BA) and Lesley Thomas (SA) – Edmond

Possible violation by Respondent Brian Thomas:

1. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b)**, in that, Respondent Brian Thomas disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice.

Possible violation by Respondent Lesley Thomas:

2. **Title 59 O.S. §858-312(9) and Rule 605:10-17-2(b)**, in that, Respondent Lesley Thomas may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice.

Consent: Respondent Brian Thomas consents to the payment of an administrative fine in the total sum of Two Hundred Fifty Dollars (\$250) for failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice. Respondent Lesley Thomas consents to the payment of an administrative fine in the total sum of Two Hundred Fifty Dollars (\$250) for failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice. Respondents ABW Edmond, Inc. and Susan Kessler Miller are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

C-2020-089: Broken Bow Real Estate, Inc. and Janette Marie Brown (BM) – Broken Bow

Possible violations by Respondent Janette Marie Brown:

1. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b)**, in that, Respondent Janette Marie Brown (BM) disregarded or violated provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing, upon demand in writing, to file an adequate written response to a complaint within fifteen (15) days of the notice.
2. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-3**, in that, Respondent Janette Marie Brown (BM) disregarded or violated provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to register the personal insignia and/ or unregistered trade name (Broken Bow/Hochatown Real Estate, Inc. DBA BB Real Estate) which can be construed as that of a firm name.

Consent: Respondent Janette Marie Brown consents to the payment of an administrative fine in the total sum of Seven Hundred Dollars (\$700). Respondent Broken Bow Real Estate, Inc. is hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2019-036: Real Estate Experts, LLC, Reedy Daly (BM) and Stacy Dane Bohlender (SA) – Lawton

Possible violation by Respondents Real Estate Experts, LLC and Reedy Daly:

1. Title 59, Okla. Stat. §§ 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(6), in that, Respondents disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the advertising of their associate. Respondent may have displayed conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by creating a false purchase contract to get out of a personal lease agreement.

Possible violations by Respondent Stacy Dane Bohlender:

2. Title 59, *Okla. Stat.* § 312(21), in that, Respondent Bohlender may have offered to pay a part of a fee, commission, or other valuable consideration to an unlicensed person.
3. Title 59, *Okla. Stat.* § 312(2) and *Okla. Admin. Code* § 605:10-9-4(3), in that, Respondent Bohlender made substantial misrepresentations in the conduct of business or advertising and failed to include the broker's name or name under which the broker operates in such a way that the broker's reference is prominent, conspicuous and easily identifiable.

Consent: Respondent Reedy Daly (BM) consents to the payment of an administrative fine of Three Hundred and Fifty Dollars (\$350). Respondent Stacy Dane Bohlender (SA) consents to the payment of an administrative fine of Five Hundred Dollars (\$500). Respondent Real Estate Experts, LLC is hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. Vote to enter into Executive Session
2. Discussion in Executive Session
3. Vote to return to Open Session
4. Commission to vote/take appropriate action on the Consent Order

C-2019-001: Boutsen Worldwide Realty, Inc., Steven Paul Swales (BM)

Possible violations by Respondent Steven Paul Swales:

1. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-7-4(6)**, in that, Respondent Steven Paul Swales (BM) may have engaged in conduct which constitutes improper, dealings by allowing Respondent Chen to operate as the broker for Respondent Boutsen Worldwide Realty Inc. - PMI, while he was the broker of record.
2. **Title 59 O.S. §858-312(9) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate.

Consent: Respondent Steven Paul Swales (BM) consents to the payment of an administrative fine in the total sum of One Thousand Five Hundred Dollars (\$1,500).

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

C-2020-084: Artison Realty, LLC, Kody P. Khodabakhsh (BM) and Debra Vaughan-Thomas (SA) – Oklahoma City

Possible violation by Respondent Debra Vaughan-Thomas:

1. **Okla. Admin. Code § 605:10-9-4(5)**, in that, Respondent may have advertised in such a manner that was misleading, inaccurate or misrepresented terms, values, or services by offering a "private referral fee that is not subject to broker fees" without clarifying that she was not acting as a real estate licensee and the offer was for motor vehicles instead of real property.

Consent: Respondent Debra Vaughan-Thomas (SA) consents to the payment of an administrative fine of Three Hundred Fifty Dollars (\$350). Respondent Artison Realty, LLC and Respondent Kody Khodabakhsh are hereby dismissed from the Complaint.

Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the Consent Order and appropriate disciplines, if any:

1. **Vote to enter into Executive Session**
2. **Discussion in Executive Session**
3. **Vote to return to Open Session**
4. **Commission to vote/take appropriate action on the Consent Order**

END OF FORMAL ACTIONS

CASE EXAMINER REPORT

C-2020-113: Patty Sue Dingle (BP) and Benny Cheyenne Dale Stanley (SA) – Atoka

Possible violations by Respondent Patty Sue Dingle:

1. **Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondent Patty Sue Dingle may have engaged in conduct which violates a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate, as she failed to properly supervise the activities of Respondent Stanley as he was unaware he was performing licensable activities while his license was on lapsed status.
2. **Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4 (21)**, in that, Respondent Patty Sue Dingle may have engaged in conduct which violates a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to ensure all persons performing real estate licensed activities under the broker are properly licensed, as she failed to ensure Respondent Stanley held an active real estate license prior to performing licensable real estate activities.
3. **Title 59, O.S. § 858-312(7)**, in that, Respondent Patty Sue Dingle may have paid a commission or any other valuable consideration to a person for acts or services performed in violation of the Oklahoma Real Estate License Code, as they compensated Respondent Stanley while his license was on lapsed status.

Possible violation by Respondent Benny Cheyenne Dale Stanley:

4. **Title 59, O.S. §§ 858-201, 858-301 and 858-401**, Respondent Benny Cheyenne Dale Stanley may have engaged in licensable real estate activities while his license was lapsed and may have received a commission or other valuable consideration from those transactions.

Recommendation: [Set for Formal Hearing](#)

C-2020-103: Kori Jane Thompson (BP) – Ardmore

Possible violations by Respondent Kori Jane Thompson:

1. **Title 59, O.S. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4 (1)-(4)**, in that, Respondent Kori Jane Thompson may have engaged in conduct which violates a provision of the Oklahoma Real Estate License Code or rules promulgated by the Commission by procuring the signature(s) and dates of such signature(s) which has no termination date as she entered into a buyer broker contract/agreement with a buyer, which has no termination dates.

Recommendation: [Set for Formal Hearing](#)

C-2020-112: ABW, Inc., Judy Nelson (BM), and Estela Hernandez (SA) – Oklahoma City

Possible violations by Respondent ABW Inc. and Judy Nelson-Bruley:

1. **Title 59, O.S. § 858-312 (8) and Okla. Admin. Code § 605:10-17-4 (6)**, in that, Respondent Nelson-Bruley may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate.

Possible violations by Respondent Estela Hernandez:

2. **Title 59, O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-4 (20)**, in that, Respondent Hernandez may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to disclose a known immediate family relationship to a party to the transaction for which the broker is providing brokerage services.

Recommendation: Set for Formal Hearing

C-2020-106: VanGuard Firm LLC, Lara K. Elliott (BM) and Michele Dee Ann Pierce (SA) – Norman

Possible violations by Respondent Michele Dee Ann Pierce:

1. **Title 59, O.S. §§ 858-312(8), (15), (19)**, in that, Respondent Pierce may have violated a provision of the Oklahoma Real Estate License Code and Rules promulgated by the Commission as a result of a federal felony conviction for embezzlement/wire fraud, in the United States District Court for western District of Oklahoma, Case number CR-20-55-R.

Recommendation: Set for Formal Hearing

C-2020-056: Goldtree Realty, LLC, Chong Lu “Alex” Phu (BM) and Andrea Ya Chih Hsu Sheung (PSA) – Edmond

Possible violations by Respondents Goldtree Realty, LLC and Chong Lu “Alex” Phu:

1. **Title 59, O.S. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(9)**, in that, Respondents may have failed upon demand in writing, to respond to a complaint in writing.
2. **Title 59, O.S. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6)**, in that, Respondents may have failed to supervise the activities of their associate.

Possible violation by Andrea Ya Chih Hsu Sheung:

3. **Title 59, O.S. § 858-313 (B)(2)**, in that, Respondent Sheung may have failed to keep parties informed regarding the transaction.

Recommendation: Set for Formal Hearing

U-2020-008: 2M Investments, LLC (Unlicensed), Matt Merrill (Unlicensed), and Danielle Pavlik (Unlicensed) – Fort Smith, Arkansas

Possible violations by Respondents:

1. **Title 59, O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2 (b)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate Code or Rules by failing, upon demand in writing, to file a written response to a Complaint within fifteen (15) days of the notice.
2. **Title 59, O.S. §§ 858-301 and 858-401(b)(1)**, in that, Respondents may have engaged in licensable real estate activities prior to obtaining the required real estate license and could be fined up to \$5000 OR the amount of commissions earned, whichever is greater for each violation of the Code for unlicensed activities.

Recommendation: Set for Formal Hearing

C-2020-092: Goldtree Realtors, LLC, and Chong Lu “Alex” Phu (BM) – Edmond

Possible violations by Respondents Goldtree Realtors, LLC and Chong Lu “Alex” Phu:

1. **Title 59, O.S. § 858-312 (6)**, in that, Respondents may have failed within reasonable time, to account for or to remit any monies, documents, or other property coming into possession of the licensee which belong to others.
2. **Title 59, O.S. § 858-353(b)-2**, in that, Respondents may have failed to keep the party informed regarding the transaction, by failing to communicate with property owners.
3. **Title 59, O.S. § 858-353(8) and Okla. Admin. Code § 605:10-17-4**, in that, Respondents may have conducted themselves in a manner which constitutes untrustworthy, improper, fraudulent or dishonest, by failing, upon demand in writing, to respond to a complaint in writing or to disclose any information within licensee’s knowledge, or to produce any document, book or record in licensee’s possession or under licensee’s control that is real estate related and under the jurisdiction of the Real Estate Commission for inspection to a member of the Commission staff or any other lawful representative of the Commission.
4. **Title 59, O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate Code or Rules by failing, upon demand in writing, to file a written response to a complaint within fifteen (15) days of the notice.

Recommendation: Set for Formal Hearing

C-2020-067: Whittington Realty, LLC, Richard Stuart Whittington (BM) and Rosalia Adriana Salgado (SA) – Oklahoma City

Possible violation by Respondents Whittington Realty, LLC and Richard Stuart Whittington:

1. Title 59, O.S. § 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-17-4(6), in that, Respondents Whittington Realty LLC., and Richard Stuart Whittington may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to properly supervise the activities of an associate, with respect to a failure to deposit escrow funds before end of the third banking day following acceptance of an offer.

Possible violation by Respondent Rosalia Adriana Salgado:

2. Title 59, O.S. §§ 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-13-1(1)(D), in that, Respondent Rosalia Adriana Salgado may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to remit monies, valuable documents and other property coming into his or her possession, as she failed to submit \$500 earnest money into the designated escrow account before the end of the third (3) banking day following acceptance of the offer.

Recommendation: Set for Formal Hearing

C-2020-102: Quality Properties Realty, Inc., Steve Reeves (BM), John Ray Haislip Jr. (BM), Vincent Glen Haney (SA) – Durant

Possible violation by Respondents Quality Properties Realty, Inc., Steve Reeves and John Ray Haislip Jr.:

1. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4 (6), in that, Respondent Haislip Jr. may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of his associate.

Possible violations by Respondent Vincent Glen Haney:

2. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17 4 (15), in that, Respondent Haney may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by discouraging a party from obtaining an inspection on a property.
3. Title 59, O.S. § 858-312(2) and *Okla. Admin. Code* § 605:10-17-5 (2), in that, Respondent may have engaged the conduct of making misrepresentations or false promises in the conduct of business, or through real estate licensees, or advertising which are intended to influence, persuade, or intrude others by failing to disclose to a buyer or other cooperative licensee or firm a known material defect regarding the condition of a parcel of real estate of which a broker or associate has knowledge.

4. **Title 59, O.S. § 858-353(5)**, in that, Respondent may have engaged in conduct by failing to disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.

Recommendation: Set for Formal Hearing

U-2020-009: P3 Management (Unlicensed) and Tyler Merriman (Unlicensed) - Tulsa

Possible violations by Respondents:

1. **Title 59, O.S. § 858-312(9) and Rule 605:10-17-5(b)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate Code or Rules by failing, upon demand in writing, to file a written response to a Complaint within fifteen (15) days of the notice.
2. **Title 59, O.S. § 858-201, 858-301 and 858-401**, in that, Respondents P3 Management and Tyler Merriman may have engaged in licensable real estate activities prior to obtaining the required real estate license by soliciting owners of properties for rent or lease and soliciting for prospective tenants within the State of Oklahoma, and may have received a commission or other valuable consideration from those transactions.

Recommendation: Set for Formal Hearing

GENERAL BUSINESS

1. Director's Report
 - a. Commission Operations Update
 - b. Legislative Update
 - c. New System Metrics
 - d. Welcoming New OREC Employees
 - i. Eric Goldschlager
 - ii. Riley Mansuetti
 - iii. Cody Carter
2. Public Comments / Hearing on 2021 Proposed Administrative Rule Amendments as outlined in Agenda Items No. 3 through 7.
3. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* § 605:10-5 (*Instructor and Entity Requirements and Standards*)
 - a. *Okla. Admin. Code* § 605:10-5-1 (Instructor renewals, course certificates)
 - b. *Okla. Admin. Code* § 605:10-5-1.1 (post-license instructor renewals, record retention)
 - c. *Okla. Admin. Code* § 605:10-5-2 (course requirements/limitations)
 - d. *Okla. Admin. Code* § 605:10-5-3 (standards for approved courses)
4. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* § 605:10-7 (*Licensing Procedures and Options*)

- a. *Okla. Admin. Code* § 605:10-7-2 (late fee, reinstatement fee, background check, proration of fees, issuance of license from PSA to Sales Associate)
 - b. *Okla. Admin. Code* § 605:10-7-4 (activation fee)
 - c. *Okla. Admin. Code* § 605:10-7-5 (name change requests – license return)
 - d. *Okla. Admin. Code* § 605:10-7-6 (license history)
 - e. *Okla. Admin. Code* § 605:10-7-7 (associate license issuance - digital)
 - f. *Okla. Admin. Code* § 605:10-7-8 (Payment of Commission Entity)
 - g. *Okla. Admin. Code* § 605:10-7-8.2 (association licensing procedures)
 - h. *Okla. Admin. Code* § 605:10-7-8.4 (Payment of Commission Entities)
 - i. *Okla. Admin. Code* § 605:10-7-11 (Applicant Criminal History Fee)
5. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* § 605:10-9 (*Broker's Operational Procedures*)
- a. *Okla. Admin. Code* § 605:10-9-1 (license issuance/maintenance)
 - b. *Okla. Admin. Code* § 605:10-9-3 (trade name fee)
6. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* § 605:10-11 (*Associate's Licensing Procedures*)
- a. *Okla. Admin. Code* § 605:10-11-2 (license issuance & transfer)
 - b. *Okla. Admin. Code* § 605:10-11-3 (payment of commissions entity)
7. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* § 605:10-17 (*Associate's Licensing Procedures*)
- a. *Okla. Admin. Code* § 605:10-17-2 (complaint procedures)
 - b. *Okla. Admin. Code* § 605:10-17-3 (formal hearings)
 - c. *Okla. Admin. Code* § 605:10-17-4 (escalation clause cap requirement)

FINANCIAL & FISCAL

Financial Report – Deputy Director Bailey Crotty

NEW BUSINESS

Any new business not known about or reasonably foreseen prior to the time of posting of this agenda

UPCOMING MEETING DATES (Subject to Change)

- May 12, 2021
- July 14, 2021
- September 8, 2021
- October 13, 2021
- December 15, 2021

ADJOURNMENT

The Chair will call the meeting adjourned upon conclusion of all Commission business.