



**OKLAHOMA**  
Real Estate Commission

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

**July 10, 2024**

**AGENDA**

**OPENING OF BUSINESS MEETING**

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of May 8, 2024, Meeting Minutes
- IV. Public Participation (“Open Topic”)
- V. The Commission may vote to approve, disapprove, or take other action on any item listed on this Agenda

---

**DISCIPLINARY ACTIONS**

**CONSENT ORDERS**

**C-2024-101: Megan Bunger (SA)**

Investigations determined **Megan Bunger** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent signed real estate transaction documents on behalf of her clients without their permission.
- b. **Title 59 O.S. § 858-312(2)**, in that, Respondent made substantial misrepresentations in the conduct of business by signing real estate documents as her clients without their permission and representing the documents as legitimate to the parties in the transaction.

c. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-5(2)**, in that, Respondent failed to timely deliver RPCD disclosures regarding a parcel of real estate she had knowledge of by signing as her client.

**Consent Order:**

**1. Respondent Megan Bunger** hereby consents to the **full surrender** of her **Sales Associate license, License No. 181884, with a ban of five (5) years** on reapplication.

**2. Respondent Megan Buner** hereby consents to the payment of an administrative fine in the total sum of **One Thousand Dollars (\$1,000)**.

---

**C-2023-434: Stephen Bruner (SA), Ryan Dunn (SA), Curtis Harris (SA), and Heriberto Pando (SA)**

Investigations determined **Stephen Bruner** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent advertised an unregistered team name.

Investigations determined **Ryan Dunn** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(b)(3)(A)**, in that, Respondent used an alias that can be misconstrued as a firm name.

Investigations determined **Curtis Harris** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent advertised an unregistered team name.

Investigations determined **Heriberto Pando** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent advertised an unregistered team name.

b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(10)**, in that, Respondent failed to provide a written response regarding the complaint.

**Consent Order:**

**1. Respondent Stephen Bruner** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

**2. Respondent Ryan Dunn** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

**3. Respondent Curtis Harris** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

**4. Respondent Heriberto Pando** hereby consents to an Administrative Fine totaling **One Thousand Dollars (\$1,000)**.

---

**C-2023-434: William Mahan (MB)**

Investigations determined **William Mahan** is in violation of the following:

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of his associates.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-3.2(d)**, in that, Respondent he failed to register a utilized team name with the Oklahoma Real Estate Commission.

**Consent Order:**

**Respondent William Mahan** hereby consents to an Administrative Fine totaling **Two Thousand and Five Hundred Dollars (\$2,500)**.

---

**C-2023-426: Kimberly Gessell (SA), Jolynn Dotson (BB), and Michael Urie (MB)**

Investigations determined **Kimberly Gessell** is in violation of the following:

**a. Title 59 O.S. § 858-312(3) and 59 O.S. § 858-353(A)(1)**, in that, Respondent failed to make the sellers aware of the dishonored check in a timely manner when she was made aware of it.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent failed to make the sellers and listing agent aware of the earnest money check bouncing until two days before closing.

**c. Title 59 O.S. § 858-312(22)**, in that, Respondent loaned \$5,000 to the buyer for his earnest money deposit.

Investigations determined **Michael Urie** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of their associate.

Investigations determined **Jolynn Dotson** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of their associate.

**Consent Order:**

**1. Respondent Kimberly Gessell** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1,500)**.

**2. Respondent Michael Urie** hereby consents to an Administrative Fine totaling **Two Hundred and Fifty Dollars (\$250)** and a **Letter of Caution**.

**3. Respondent Jolynn Dotson** hereby consents to an Administrative Fine totaling **Two Hundred and Fifty Dollars (\$250)** and a **Letter of Caution**.

---

**C-2024-75: Guadalupe Mann (SA)**

Investigations determined **Guadalupe Mann** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent procured signatures for a purchase offer that did not include a closing or termination date.

b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent failed to include required terms in the submitted offer.

c. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(23)**, in that, Respondent performed real estate activities outside of their broker's supervision.

**Consent Order:**

**1. Respondent Guadalupe Mann** hereby consents to an Administrative Fine totaling **Two Thousand Dollars (\$2,000)**.

**2. Respondent Guadalupe Mann** hereby consents to **Three (3) hours of Continuing Education in contracts to be completed within three (3) months** from the effective date of this Agreement.

---

**C-2024-59: Metro First Realty, LLC, Tina Allen (MB), Lindley McCallister (SA), and Tennille McCallister Homes (Unlicensed)**

Investigations determined **Lindley McCallister** is in violation of the following:

**a. Title 59 O.S. § 858-312(8) & (9) and Okla. Admin. Code 605:10-9-4(b)(3)**, in that, Respondent advertised on her social media using a trade/team name, Tennille McCallister Homes, not registered with the Commission.

**b. Title 59 O.S. § 858-301**, in that, Respondent engaged in licensable real estate activities without being licensed by the Oklahoma Real Estate Commission.

Investigations determined **Metro First Realty, LLC** is in violation of the following:

**a. Title 59 O.S. § 858-312(8) & (9) and Okla. Admin. Code 605:10-9-3**, in that, Respondent permitted Respondent McCallister to advertise under a trade/team name not registered with the Commission.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4 (7)**, in that, Respondent failed to supervise the real estate advertising activities of an associate.

Investigations determined **Tina Allen** is in violation of the following:

**a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605:10-9-3**, in that, Respondent permitted Respondent McCallister to advertise under a trade/team name not registered with the Commission.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4 (7)**, in that, Respondent failed to supervise the real estate advertising activities of an associate.

**Consent Order:**

**1. Respondent Metro First Realty LLC, is dismissed** from this Complaint.

**2. Respondent Tenille McCallister Homes is dismissed** from this Complaint.

**3. Respondent Lindley McCallister hereby consents to the payment of an administrative fine in the total sum of Seven Hundred Fifty Dollars (\$750).**

**4. Respondent Tina Allen hereby consents to the payment of an administrative fine in the total sum of Three Hundred Fifty Dollars (\$350).**

**C-2024-48: KW Green Meadow Realty, Inc., Casey Cook (MB), and Jackie Wesnidge (SA)**

Investigations determined **Jackie Wesnidge** is in violation of the following:

**a. Title 59 O.S. § 858-312(8) & (9) and Okla. Admin. Code 605:10-7-8.4**, in that, Respondent improperly advertised under an entity registered solely for the purpose of receiving compensation.

**b. Title 59 O.S. § 858-312(8) & (9) and Okla. Admin. Code 605:10-7-8.4 (1 & 6)**, in that, Respondent improperly advertised and performed activities requiring a real estate license and held himself out as an entity engaged in such activities under the name of an entity not licensed or registered with the Commission.

Investigations determined **Casey Cook** is in violation of the following:

**a. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-17-4 (7)**, in that, Respondent permitted an associate to operate as a broker.

**b. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-17-4 (7)**, in that, Respondent failed to supervise the real estate activities of an associate.

**Consent Order:**

**1. Respondent KW Green Meadow Realty, Inc. is dismissed** from the pending action.

**2. Respondent Jackie Frank Wesnidge** hereby consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**.

**3. Respondent Casey Cook** hereby consents to the payment of an administrative fine in the total sum of **Three Hundred Fifty Dollars (\$350)**.

---

**C-2024-60: ABWS Tulsa, Inc., Susan Beach (MB), and Elizabeth Beaubien (SA)**

Investigations determined **Elizabeth Beaubien** is in violation of the following:

**a. Title 59 O.S. § 858-312(2), (8) & (9) and Okla. Admin. Code 605:10-9-4 (b)(1)**, in that, Respondent promoted advertising solely under the name of a sales associate.

**b. Title 59 O.S. §858-312 (2), (8) & (9) and Okla. Admin. Code 605:10-9-4 (b)(3)**, in that, Respondent promoted advertising without including the name of her broker or the name under which her broker operates.

Investigations determined **ABWS Tulsa, Inc.** is in violation of the following:

**a. Title 59 O.S. § 858-312 (9) and Okla. Admin. Code 605:10-9-4(b)(2) and 605:10-17-4 (6)**, in that, Respondent failed to supervise the real estate activities of an associate.

Investigations determined **Susan Beach** is in violation of the following:

**a. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-9-4(b)(2) and 605:10-17-4 (6)**, in that, Respondent failed to supervise the real estate activities of an associate.

**Consent Order:**

- 1. Respondent ABWS Tulsa, Inc.,** should be **dismissed** from this Complaint.
- 2. Respondent Elizabeth Beaubien** hereby consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**.
- 3. Respondent Susan Beach** hereby consents to the payment of an administrative fine in the total sum of **Three Hundred Fifty Dollars (\$350)**.

---

**C-2024-28: Jessie Teehee (SA)**

Investigations determined **Jessie Teehee** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(17)**, in that, Respondent allowed his clients access to a property without permission from the property's owner.

**Consent Order:**

- 1. Respondent Jessie Teehee** hereby consents to the payment of an administrative fine in the total sum of **One Thousand Dollars (\$1,000)**, **One (1) hour of Continuing Education in OREC Administrative Code and Rules**, **and Three (3) hours of Continuing Education in Contracts**.

---

**C-2023-527: Christine Eisenberg (Unlicensed)**

Investigations determined **Christine Eisenberg** is in violation of the following:

**a. Title 59 O.S. §§ 858-301 and 858-401**, in that, Respondent engaged in licensable activities without an active Oklahoma real estate license.

**Consent Order:**

**1. Respondent Christine Eisenberg** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

---

**C-2023-518: Richard Whittington (MB)**

Investigations determined **Richard Whittington** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(10)**, in that, Respondent failed to respond to a complaint in writing within the fifteen (15) day period provided in the Oklahoma Real Estate Commission Administrative Code.

**Consent Order:**

**1. Respondent Richard Whittington** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

---

**C-2024-28: Kathleen Forrest (MB)**

Investigations determined **Kathleen Forrest** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activity of her associate.

**Consent Order:**

**1. Respondent Kathleen Forrest** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)**.

---

**C-2024-65: Paul Jackson (MB)**

Investigations determined **Paul Jackson** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(d)(1)**, in that, Respondent allowed a listed property he owned to be advertised without the disclosure of his license status.

**Consent Order:**

**1. Respondent Paul Jackson** hereby consents to a **Letter of Caution and One (1) hour of Continuing Education in OREC Administrative Code and Rules**.



Pursuant to 25 O.S. §307(B) (8), an Executive Session is available to discuss the terms of the ConsentOrder 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 REPORTS

#### **C-2024-80: Lisa Arizpe (SA), Lee Walker (BB), Debra Taylor (BA), Shelley Koster Real Estate Inc., (BO), and Shelley Koster Real Estate, Inc.**

Possible Violation(s) by Respondent **Lisa Arizpe**:

a. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(17)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing access to the property in the transaction without the owner’s permission or consent.

Possible Violation(s) by Respondent(s) **Lee Walker, Debra Taylor, Shelley Koster Real Estate, Inc. (BO), and Shelley Koster Real Estate Inc.:**

a. **Title 59 O.S. § 858- 312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of their associate.

#### **Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

**C-2024-92: Ryan Dunn (SA), William Mahan (MB), Black Label Realty, Bradon Adams (SA), Michael Burnett (MB), and Gottlich, LLC**

Possible Violation(s) by Respondents **William Mahan** and **Black Label Realty**:

**a. Title 59 O.S. § 858-312(8)– (9), Okla. Admin. Code 605:10-17-4(10), and Okla. Admin. Code 605:10-17-2(b)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to respond in writing to the Commission regarding a complaint within the required timeframe.

Possible Violation(s) by Respondent **Bradon Adams**:

**a. Title 59 O.S. § 858-312 (8) – (9) and Okla. Admin. Code 605:10-17-4(23)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by performing real estate activities outside of broker supervision.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(3)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by failing to disclose his license status when purchasing a property for an entity in which he has a beneficial interest.

**c. Title 59 O.S. § 858-312(20)**, in that, Respondent may have failed to disclose, in writing, his license status in an advertisement.

Possible Violation(s) by Respondents **Michael Burnett** and **Gottlich, LLC**:

**a. Title 59 O.S. § 858-312 (9) and Okla. Admin. Code 605:10-17-4(22)**, in that, Respondents may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to monitor the license status of an associate.

**b. Title 59 O.S. § § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by failing to supervise the activities of an associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

**C-2024-61: Ryan Woods (BA), Richard Whittington (MB), and Whittington Realty, LLC**

Possible Violation(s) by Respondent **Ryan Woods:**

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by demonstrating bad faith or incompetency.

Possible Violation(s) by Respondents **Richard Whittington and Whittington Realty, LLC:**

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of their associate.

**b. Title 59 O.S. § 858-312(8) – (9), Okla. Admin. Code 605:10-17-4(10), and Okla. Admin. Code 605:10-17-2(b)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to respond to a complaint in Writing within the required fifteen (15) day period.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

---

**C-2024-16: Matthew Berry (SA), Christie Green (BB), Gordon Watson (MB), and H & W Realty, Inc.**

Possible Violation(s) by Respondent **Matthew Berry:**

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by procuring signatures for a purchase offer that did not include a closing date.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by demonstrating bad faith or incompetency.

Possible Violation(s) by Respondents **Christie Green, Gordon Watson, and H& W Realty, Inc.:**

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing execution of a contract without required terms.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of their associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law.

---

**C-2024-18: Jasen Wright (MB), Steven Wright (BB), Wright Real Estate, LLC (BO), and Wright Real Estate LLC**

Possible Violation(s) by Respondents **Jasen Wright, Steven Wright, Wright Real Estate, LLC (BO) and Wright Real Estate:**

**a. Title 59 O.S. § 858-312(2)**, in that, Respondents may have made substantial misrepresentations through advertising, intended to influence, persuade, or induce others.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law.

**C-2024-15: Rossi Glover (SA), Lee Walker (BB), Debra Taylor (BA), Shelley Koster Real Estate, Inc. (BO), and Shelley Koster Real Estate, Inc.**

Possible Violation(s) by Respondent **Rossi Glover**:

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by procuring signatures for a purchase offer without required terms.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(23)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by performing real estate activities outside of her broker's supervision.

**c. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by demonstrating bad faith or incompetency.

**Recommendation:**

1. The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

2. Respondents **Lee Walker, Debra Taylor, Shelley Koster Real Estate Inc. (BO), and Shelley Koster Real Estate Inc.** are **dismissed** from this case.

---

**C-2024-93: Thomas Bailey (unlicensed), Jacqueline Palma (MB), and Hometown Real Estate, LLC**

Possible Violation(s) by Respondent **Thomas Bailey**:

**a. Title 59 O.S. § 858-301 and 858-401**, in that, Respondent may have engaged in licensable real estate activities without having an active real estate license.

Possible Violation(s) by Respondents **Jacqueline Palma** and **Hometown Real Estate, LLC**:

**a. Title 59 O.S. § 858-312(7)**, in that, Respondents may have paid a commission or valuable consideration for acts or services performed.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(22)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or rules promulgated by the Commission by failing, as a broker, to ensure all persons performing real estate licensed activities under the broker are properly licensed.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

---

**C-2024-42: MD Kalhor, LLC, Mariah Kalhor (MB), and Ryan Broyles (SA)**

Possible Violation(s) by Respondent **Ryan Broyles**:

**a. Title 59 O.S. § 858-312 (2), (8) & (9)**, in that, Respondent may have been guilty of conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by making substantial misrepresentations or false promises in the conduct of business, advertising, or inducements.

**b. Title 59 O.S. § 858-312 (8), (9) and (14)**, in that, Respondent may have been guilty of conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by offering to pay a commission to an unlicensed individual / entity.

Possible Violation(s) by Respondent **MD Kalhor, LLC**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent may have been guilty of conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by permitting an associate to operate as a broker and failing to supervise the activities of an associate.

Possible Violation(s) by Respondent **Mariah Kalhor**:

**a. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent may have been guilty of conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by permitting an associate to operate as a broker and failing to supervise the activities of an associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

**GENERAL BUSINESS**

- I. Discussion and Possible Vote to Approve Publication of Buyer Broker Agreement
- II. Executive Director's Report
- III. FY 25 Strategic Planning Discussion
  - i. 2025 Legislative Discussion
    - a. Consumer Protection
    - b. Protection of Property Rights
    - c. Broker Relationships Act Updates
    - d. Wholesale Regulation
    - e. Administrative Rules
  - ii. Operations and Projects
  - iii. Contract Forms Committee
  - iv. Education
- IV. Discussion and Possible Vote on 2025 Commission Meeting Schedule
- V. Investigations Update – Investigator Riece Baker

**FINANCIAL & FISCAL**

Monthly Financial Report – Deputy Director, Bailey Crotty

**EDUCATION**

Monthly Education Report – Education Director, Matthew Holder

**LICENSING**

Monthly Licensing Report – Keila Hill, Licensing Supervisor

**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)

September 18, 2024\*

December 11, 2024

**ADJOURNMENT**

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