

OKLAHOMA REAL ESTATE COMMISSION

REGULAR BUSINESS MEETING

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

July 14, 2021

AGENDA

OPENING OF BUSINESS MEETING

1. Call to Order at 9:30 am
 2. Invocation and Pledge of Allegiance
 3. Approval of Minutes: May 12, 2021 Meeting
 4. Welcoming Commissioner Zandrea Waldenville
 5. Welcoming Commissioner Larry Dewitt
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DISCIPLINARY ACTIONS

CONSENT ORDERS

C-2021-11: Signature, LLC, Beth Peterson (BM) and Cheryl Martin (SA)

Violation(s) by Respondent Cheryl Martin:

- a. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(16), in that, Respondent Martin conducted herself in an improper manner by allowing persons access to or control of real property without the owner's authorization.

Consent: Respondent Cheryl Martin (SA) consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**. Respondents Signature, LLC and Beth Peterson (BM) are 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:

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
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C-2020-92: Goldtree Realty, LLC, Chanh Lu Phu a/k/a Alex Phu (BM)

Violation(s) by Respondent Goldtree Realty, LLC:

- a. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4 (9), in that, Respondent Goldtree Realty, LLC, failed upon demand in writing, to respond to a complaint in writing.

Possible violation(s) by Respondent Chanh Lu Phu a/k/a Alex Phu:

- b. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(9), in that, Respondent Phu failed upon demand in writing, to respond to a complaint in writing.

Consent: Respondent Goldtree Realty, LLC consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**. Respondent Chanh Lu Phu a/k/a Alex Phu consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**.

Total administrative fine assessed against Respondents is **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:

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

C-2020-56: Goldtree Realty, LLC, Chanh Lu Phu a/k/a Alex Phu (BM) and Andrea Ya Chih Hsu Sheung (SA)

Violation(s) by Respondent Goldtree Realty, LLC:

- a. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(9), in that, Respondent Goldtree Realty, LLC, failed upon demand in writing, to respond to a complaint in writing.

Possible violation(s) by Respondent Chanh Lu Phu a/k/a Alex Phu:

- b. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(9), in that, Respondent Phu failed upon demand in writing, to respond to a complaint in writing.

Violation(s) by Respondent Andrea Ya Chih Hsu Sheung:

- c. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(9), in that, Respondent Sheung failed upon demand in writing, to respond to a complaint in writing.

Consent: Respondent Goldtree Realty, LLC consents to the payment of an administrative fine in the total sum of **Five Hundred Dollars (\$500)**. Respondent Chanh Lu Phu a/k/a Alex Phu consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**. Respondent Sheung consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**.

Total administrative fine assessed against Respondents is **Two Thousand Dollars (\$2,000)**.

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

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-2021-96: James W. Lee (BM) and Lincolnshire, LLC

Possible violation(s) by Respondent James W. Lee:

- a. Title 59, O.S. §§ 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-17-4(12), in that, Respondent engaged in improper dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code and Administrative Rules by sending inappropriate pictures to a seller's cell phone.

Consent: Respondent James W. Lee consents to an administrative fine of **Two Thousand Five Hundred Dollars (\$2,500)**.

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

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-2021-46: Lime Realty, LLC, Jared Kennedy (BM) and Jeremy Kimbro (SA)

Possible violation(s) by Respondent Jeremy Kimbro:

- a. Title 59, O.S. § 858-301, in that, Respondent Kimbro may have performed licensable activities while in a lapsed license status.

Recommendation: Respondents Lime Realty, LLC, Jared Kennedy, and Jeremy Kimbro should be scheduled for a formal hearing.

C-2021-56: ABW, Inc, Judy Bruley (BM) and Melissa Barnett (SA)

Possible violation(s) by Respondent Melissa Barnett:

- a. Title 59, O.S. § 858-312(8)-(9) and *Okl. Admin. Code* § 605:10-15-1(2), in that, Respondent Melissa Barnett may have engaged in conduct which constitutes improper dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules by failing to disclose a beneficial interest in an entity providing products and services.

Recommendation: Respondent ABW, Inc., and Judy Bruley should be dismissed from the Complaint; and the complaint against Respondent Melissa Barnett should be scheduled for a formal hearing.

GENERAL BUSINESS

1. Executive Director's Comments
2. Discussion and possible vote for FY22 Commission Chair and Vice-Chair
3. Oklahoma Real Estate Commission FY22 Strategic Planning Session

FINANCIAL & FISCAL

1. Monthly Financial Report – Deputy Director Bailey Crotty
2. Discussion re: FY21/FY22 Finances – 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

- September 14, 2021 (OAR Annual Conference)

ADJOURNMENT

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