



OKLAHOMA
Real Estate Commission

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

May 14, 2025

AGENDA

OPENING OF BUSINESS MEETING

*The Commission may vote to approve, disapprove, or take other action on any item listed on this Agenda

- I. Call to Order at 9:30 a.m.
- II. Invocation and Pledge of Allegiance
- III. Approval of March 12, 2025, 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

A. PROPOSED FINAL ORDERS – HEARING EXAMINER

1. **Discussion and possible action on the Proposed Final Order provided by the Hearing Examiner for C-2024-222: Jay Johnson (SA)**

Recommended Order:

Based on a review of the testimony and evidence admitted, being fully informed, and having considered the statements of counsel, the Hearing Examiner recommends:

- a. The Respondent Jay Johnson should be assessed an **Administrative Fine** in the amount of **\$500.00** for

engaging in conduct which constitutes untrustworthy, improper, and dishonest dealings demonstrating a violation of the provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission in violation of **Title 59 O.S. §§858-312 (8 & 9); and 605: 10-17-4(13)**.

- b. The Respondent Jay Johnson should be assessed an **Administrative Fine** in the amount of **\$2,000.00** engaging in conduct which constitutes untrustworthy, improper, and dishonest dealings by failing to disclose in writing to all parties that he was providing broker services to his client and that he had a beneficial interest in the entity providing financial services to his client in violation of **Title 59 O.S. §§858-312 (8, 9 & 20)**.
- c. The Respondent Jay Johnson should be assessed an **Administrative Fine** in the amount of **\$1,500.00** for engaging in conduct which constitutes untrustworthy, improper, and dishonest dealings by accepting a commission or other valuable consideration as a real estate associate from the performance of any acts as an associate, except from the real estate broker with whom he is associated. in violation of **Title 59 O.S. §§858-312 (8, 9, & 4); and 605-10-17-4 (13)**.

Proposed Executive Session for Proposed Final Order from Hearing Examiner in C-2024-222, Jay Johnson

- a. Discussion and possible action to enter into Executive Session pursuant to 25 O.S. § 307(B)(8), for the purpose of engaging in deliberations in individual proceeding C-2024-222, Respondent Jay Johnson, pursuant to Article II of the Oklahoma Administrative Procedures Act;
- b. Vote to enter Executive Session.
- c. Executive Session pursuant to 25 O.S. § 307(B)(8).
- d. Vote to return to Open Session.
- e. Possible action on item(s) discussed in Executive Session.

2. Discussion and possible action on the Proposed Final Order provided by the Hearing Examiner for C-2024-274: Tarek Wazzan (SA)

Recommended Order:

Based on a review of the testimony and evidence admitted, being fully informed, and having considered the statements of counsel, the Hearing Examiner recommends:

- a. The Respondent Tarek Wazzan should be assessed an **Administrative Fine** in the amount of **\$1,000** for engaging in conduct which constitutes untrustworthy, improper, and dishonest dealings demonstrating a violation of the provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission in violation of **Title 59 O.S. §§ 858-312 (8) & (9); and Okla. Admin. Code 605:10-17-4(13)**.
- b. The Respondent Tarek Wazzan should be assessed an **Administrative Fine** in the amount of **\$2,000** for advertising to sell real estate without disclosing that Seller is a real estate licensee in violation of **Title 59 O.S. §§ 858-312 (8), (9), & (20)**.

- c. The Respondent Tarek Wazzan should be assessed an **Administrative Fine** in the amount of **\$2,000** for failing to disclose that he was a licensee and failing to disclose his license number while acting as the owner/seller of real estate in a real estate transaction in violation of **Title 59 O.S. §§ 858-312 (8),(9), & (20); Okla. Admin. Code 605-10-9-4 (d) (1)**.
- d. The Respondent Tarek Wazzan should be required to complete an additional **three (3) hours** of continuing education concerning the Oklahoma Real Estate Commission Code and Rules within 90 days following the entry of a Final Order by the Commission.

Proposed Executive Session for Proposed Final Order from Hearing Examiner in C-2024-274, Tarek Wazzan

- a. Discussion and possible action to enter into Executive Session pursuant to 25 O.S. § 307(B)(8), for the purpose of engaging in deliberations in individual proceeding C-2024-274, Respondent Tarek Wazzan, pursuant to Article II of the Oklahoma Administrative Procedures Act;
 - b. Vote to enter Executive Session.
 - c. Executive Session pursuant to 25 O.S. § 307(B)(8).
 - d. Vote to return to Open Session.
 - e. Possible action on item(s) discussed in Executive Session.
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B. PROPOSED CONSENT ORDERS

1. C-2024-391: Tory Shown (PSA) and Chuck Clark (MB)

The Investigations Department determined **Tory Shown** is in violation of the following:

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

The Investigations Department determined **Chuck Clark** is in violation of the following:

- a. **Title 59 O.S. § 858-312 (8) and Okla. Admin. Code 605:10-17-4(20)**, in that, the Respondent cooperated with an unlicensed person to perform real estate activities.
- b. **Title 59 O.S. § 858-312 (8) and Okla. Admin. Code 605:10-17-4(22)**, in that, the Respondent failed to monitor the license status of an associate.
- c. **Title 59 O.S. § 858-312(9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing an associate to engage in licensable activities prior to the issuance of a license.

Consent Order:

1. Respondent **Tory Shown** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **thirty (30) days** of this Order.

2. Respondent **Chuck Clark** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1500)** to be paid within **thirty (30) days** of this Order.

2. C-2024-313: Alexander Smith (SA-Inactive), Hall Smith (MB), and Barbara Sander (MB)

The Investigations Department determined **Alexander Smith** is in violation of the following:

- a. **Title 59 O.S. § 858-312 (8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent demonstrated bad faith or incompetency by failing to disclose to the purchaser known defects.
- b. **Title 59 O.S. § 858-312 (9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- c. **Title 59 O.S. § 858-312(23)**, in that, the Respondent violated the Residential Property Condition by failing to disclose known defects in the property.

The Investigations Department determined **Hall Smith** is in violation of the following:

- a. **Title 59 O.S. § 858-312 (8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent demonstrated bad faith or incompetency by failing to disclose to the purchase known defects.
- b. **Title 59 O.S. § 858-312 (9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- c. **Title 59 O.S. § 858-312(23)**, in that, the Respondent violated the Residential Property Condition Disclosure Act by failing to disclose known defects in the property.

The Investigations Department determined **Barbara Sander** is in violation of the following:

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

Consent Order:

1. Respondent Alexander Smith hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **thirty (30) days** of this Order.

2. Respondent Hall Smith hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **thirty (30) days** of this Order.

3. Respondent Barbara Sander hereby consents to an Administrative Fine totaling **Five Hundred Dollars (\$500)** to be paid within **thirty (30) days** of this Order.

3. C-2024-404: Debra Dodson (BA) and Marilyn Burke (BP)

The Investigations Department determined **Debra Dodson** is in violation of the following:

- a. **Title 59 O.S. § 858-312(3) and 858-353**, in that, the Respondent failed to comply with the requirements of Sections 858-351 through 858-363 of Title 59 by not keeping confidential information received from a party or prospective party confidential.
- b. **Title 59 O.S. § 858-312(9)**, in that, the Respondent discarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by adding comments in the realtor remarks that could affect the value and potential sale of the property.

The Investigations Department determined **Marilyn Burke** is in violation of the following:

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

Consent Order:

1. **Respondent Debra Dodson** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **thirty (30) days** of this Order.

2. **Respondent Marilyn Burke** hereby consents to an Administrative Fine totaling **Two Hundred and Fifty Dollars (\$250)** to be paid within **thirty (30) days** of this Order.

4. **C-2025-48: Thomas Phan (SA-Lapsed) and Allison Tran (MB)**

The Investigations Department determined **Thomas Phan** is in violation of the following:

- a. **Title 59 O.S. §§ 858-312(8), 858-312(9) and Okla. Admin. Code 605:10-17-4(17)**, in that, the Respondent allowed access or control of a property without the owner's consent.

The Investigations Department determined **Allison Tran** is in violation of the following:

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

Consent Order:

1. **Respondent Thomas Phan** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **one (1) year** of this Order.

2. **Respondent Allison Tran** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)** to be paid within **thirty (30) days** of this Order.

5. **C-2025-92: Ruth Smith (MB)**

The Investigations Department determined **Ruth Smith** is in violation of the following:

- a. **Title 59 O.S. §§ 858-312(8), 858-312(9) and Okla. Admin. Code 605:10-17-4(17)**, in that, the Respondent allowed access or control of a property without the owner's consent.

Consent Order:

1. **Respondent Ruth Smith** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **ninety (90) days** of this Order.

6. Proposed Executive Session for Proposed Consent Orders as Noticed on the Agenda:

- a. Discussion and possible action to enter into Executive Session under 25 O.S. § 307(B)(8), for the purpose of engaging in deliberations in an individual proceeding pursuant to Article II of the Oklahoma Administrative Procedures Act;
- b. Vote to enter Executive Session.
- c. Executive Session pursuant to 25 O.S. § 307(B)(8).
- d. Vote to return to Open Session.
- e. Possible action on item(s) discussed in Executive Session.

END OF FORMAL ACTIONS

C. CASE EXAMINER REPORTS

1. C-2025-85: Blake Montgomery (SA), Rose Ford (BB), Sheryl Chinowth (MB), Chinowth & Cohen, LLC (BO) and Chinowth & Cohen, LLC

The Investigations Department determined Respondent **Blake Montgomery** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made substantial misrepresentations or false promises
- b. **Title 59 O.S. § 858-312(3) and 59 O.S. § 858-353(B)(2)**, in that, the Respondent may have failed to comply with the requirements of Sections 858-351 through 858-363 of Title 59 by failing to keep the party he was providing brokerage services to informed regarding the transaction.
- c. **Title 59 O.S. § 858-312(6)**, in that, the Respondent may have failed within a reasonable time to account for or remit monies, documents, or other property coming into possession of the licensee which belongs to others.
- d. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.
- e. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(23)**, in that, the Respondent may

have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by performing real estate activities outside of broker's supervision.

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.

The Case Examiner requests the Commission to **dismiss** Respondents Rose Ford, Sheryl Chinowth, Chinowth & Cohen LLC (BO), and Chinowth & Cohen LLC from this case.

2. C-2025-35: Irene Ellis (MB) and Happy Homes Realty, LLC

The Investigations Department determined Respondent **Irene Ellis** and **Happy Homes Realty** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(3)**, in that, the Respondents may have failed to comply with Sections 858-351 through 858-363 of Title 59 in the Oklahoma Statutes.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.
- c. **Title 59 O.S. § 858-312(9)**, in that, the Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

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.

3. C-2024-422: Jeffery Cooper (SA), Monte Shockley II (MB), and Shockley-Cooper Companies, LLC

The Investigations Department determined Respondent **Jeffery Cooper** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(8)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to disclose in writing that he has interest in a property he was selling.

- b. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.
- c. Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- d. Title 59 O.S. § 858-312(20)**, in that, the Respondent may have advertised a property for sale without disclosing in writing that the licensee is a real estate licensee.

The Investigations Department determined Respondents **Monte Shockley II** and **Shockley-Cooper Companies, LLC** may be violations of the following:

- a. Title 59 O.S. § 858-312(8) 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 failing to supervise the activity 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.

4. C-2024-386: Alonzo Prince (SA), Janel Randall (MB), and Paramount Journey OKC, LLC

The Investigations Department determined Respondent **Alonzo Prince** may be in violation(s) of the following:

- a. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.
- b. Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- c. Title 59 O.S. § 858-312(3)**, in that, the Respondent may have failed to comply with the requirements of Sections 858-351 through 858-363 of Title 59 by failing to keep all parties informed.

The Investigations Department determined Respondents **Janel Randall** and **Paramount Journey OKC, LLC** may be in violation(s) of the following:

- a. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to supervise the activity 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.

5. C-2024-378: Rossi Glover (SA), Keilani Rolls (BB), James Dray, Jr. (MB), Fathom Realty OK, LLC (BO), and Fathom Realty OK, LLC

The Investigations Department determined Respondent **Rossi Glover** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) and OAC 605:10-17-4(1)**, in that, the Respondent may have engaged in untrustworthy, improper, fraudulent, or dishonest dealings by making a brokerage service contract without a date of termination.
- b. **Title 59 O.S. § 858-312(8) and OAC 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.
- c. **Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- d. **Title 59 O.S. § 858-312(26)**, in that, the Respondent may have failed to respond to the Commission in writing within fifteen (15) days of receipt of a Notice of Complaint.

The Investigations Department determined Respondent **James Dray, Jr., Keilani Rolls, Fathom Realty OK, LLC (BO) and Fathom Realty OK, LLC** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to supervise the activity of an associate.
- b. **Title 59 O.S. § 858-312(26)**, in that, the Respondents may have failed to respond to the Commission in writing within fifteen (15) days of receipt of a Notice of Complaint.

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.

D. GENERAL BUSINESS

1. Executive Director's Report

- a. Commission Operations and Updates

2. FY 26 Strategic Planning Discussion

- i. 2026 Strategic Planning Discussion
 - a. Legislation & Rules Discussion
 - b. Contracts
 - c. Projects
 - d. Investigations
 - e. Education
 - f. FY '26 Meeting Schedule

3. Discussion and Possible Vote to Approve Educator Portal

4. Investigations Update – Chief Investigator, Riece Baker

5. Recognizing Commissioner Zandrea Waldenville

6. Recognizing Commissioner Rodger Erker

7. Proposed Executive Session for Executive Director Annual Review

- a. Discussion and possible vote to enter Executive Session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment of Executive Director, Grant Cody, and the consideration of compensation through a bonus.
- b. Vote to enter Executive session.
- c. Executive Session pursuant to 25 O.S. § 307(B)(1).
- d. Vote to return to Open Session.
- e. Possible action on item(s) discussed in Executive Session.

8. Proposed Executive Session regarding pending litigation:

- a. Discussion and possible vote to enter Executive Session pursuant to 25 O.S. § 307(B)(4) for the purpose of engaging in confidential communications between the Commission and legal counsel concerning CJ-2022-6350, where counsel has determined that disclosure of information related to the matter will seriously impair the ability of the Commission to process, defend, or otherwise conduct pending litigation.
- b. Vote to enter Executive session.
- c. Executive Session pursuant to 25 O.S. § 307(B)(4).
- d. Vote to return to Open Session.
- e. Possible action on item(s) discussed in Executive Session.

E. FINANCIAL & FISCAL

Monthly Financial Report – Bailey Crotty, Deputy Director

F. EDUCATION

Monthly Education Report – Matthew Holder, Education Director

G. LICENSING

Monthly Licensing Report – Keila Hill, Licensing Supervisor

H. NEW BUSINESS

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

I. FUTURE MEETING DATES (subject to change)

August 13, 2025

October 8, 2025*

December 10, 2025

J. ADJOURNMENT

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