



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

**May 8, 2024**

## **AGENDA**

### **OPENING OF BUSINESS MEETING**

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of February 21, 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

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### **DISCIPLINARY ACTIONS**

#### **CONSENT ORDERS**

##### **C- 2023-432: Jonathan Knight (SA) and EXP Realty, LLC**

Investigations determined **Jonathan Knight** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(10)**, in that, Respondent failed to respond to the Commission in writing regarding a complaint.
- b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(C)**, in that, Respondent advertised using an unregistered team name on social media.

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

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

**b. 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 its sales associate.

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

**Consent Order:**

**1. Respondent Jonathan Knight** hereby consents to an Administrative Fine totaling **One Thousand One Hundred and Fifty Dollars (\$1150)**.

**2. Respondent EXP Realty, LLC** hereby consents to an Administrative Fine totaling **One Thousand One Hundred and Fifty Dollars (\$1150)**.

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**C- 2023-436: Chinowth & Cohen, LLC and Carolyn Bolding (BB)**

Investigations determined **Chinowth & Cohen, LLC** 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 activities of its associate.

Investigations determined **Carolyn Bolding** 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 drank alcohol that was part of the staging of the home after showing the property.

**Consent Order:**

**1. Respondent Carolyn Bolding** hereby consents to an Administrative Fine totaling **Two Thousand Five Hundred Dollars (\$2,500) and three (3) hours of Ethics Continuing Education**.

**2. Respondent Chinowth & Cohen, LLC** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)**.

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**C- 2023-281: Holly Bolay (SA) and Jennifer Harmon (BB)**

Investigations determined **Holly Bolay** is in violation of the following:

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(9)**, in that, the Respondent failed to provide the seller a Net to Seller Calculation Form at the time the offer was presented.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(24)**, in that,

the Respondent failed to maintain documents related to a real estate transaction.

Investigations determined **Jennifer Harmon** 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, the Respondent failed to supervise the activities of her associate.

**Consent Order:**

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

**2. Respondent Jennifer Harmon** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350).**

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**C- 2023-539: Brenda Richey (SA) and Mark Wilkinson (MB)**

Investigations determined **Brenda Richey** 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, the Respondent conducted business under a team name that was not registered with the Commission.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(c),** in that, the Respondent advertised an unregistered team name on a social media page or website.

Investigations determined **Mark Wilkinson** 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, the Respondent failed to supervise the activities of his associate.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-3.2(d),** in that, the Respondent allowed his sales associate to conduct business under an unregistered team name.

**Consent Order:**

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

**2. Respondent Mark Wilkinson** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350).**

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**C- 2023-453: Cris Campbell (MB)**

Investigations determined **Cris Campbell** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(8)**, in that, Respondent failed to disclose *in writing* his ownership interest in the property he was selling to the purchaser.

**Consent Order:**

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

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**C- 2023-432: Kathleen Fowler (MB)**

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

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

**b. 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 her sales associate.

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

**Consent Order:**

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

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**C-2023-461: Ricki Hwang (MB)**

Investigations determined **Ricki Hwang** 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 failed to provide updated disclosures of known defects when the property was relisted.

**b. Title 59 O.S. § 858-312(2) and Okla. Admin. Code 605:10-17-5(2)**, in that, Respondent failed to disclose a known material defect on a parcel of real estate.

**Consent Order:**

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

**C-2023-333: Kevin Hanna (SA)**

Investigations determined **Kevin Hanna** is in violation of the following:

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(d)(1)**, in that, Respondent failed to disclose his license status on a lease contract.

**Consent Order:**

**1. Respondent Kevin Hanna hereby consents to an Administrative Fine totaling Four Hundred Dollars (\$400) and One (1) hour of Continuing Education in OREC Code and Rules.**

*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~**

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**CASE EXAMINER REPORTS**

**C-2023-434: Stephen Bruner (PSA), Ryan Dunn (SA), Curtis Harris (SA), Heriberto Pando (SA), William Mahan (MB), and Black Label Realty**

Possible Violation(s) by Respondent **Stephen Bruner**:

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by advertising an unregistered team name.

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

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(b)(3)(A)**, in that, Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by using an alias can be misconstrued as a firm name.

Possible Violation(s) by Respondent **Curtis Harris**:

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules

promulgated by the Commission by advertising an unregistered team name.

Possible Violation(s) by Respondent **Heriberto Pando**:

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

**b. Title 59 § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(10)**, 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 failing to respond in writing to the Commission regarding a complaint.

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

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, 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 supervise the activities of their associates.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-3.2(d)**, 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 register a team name.

**Recommendation:**

The Case Examiner requests the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to the Respondents' professional license(s).

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

Possible Violation(s) by Respondent **Lindley McCallister**:

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(b)(3)**, in that, Respondent may have violated or disregarded certain provisions of the Oklahoma Real Estate License Code or rules promulgated by advertising on social media using a trade/team name, Tennille McCallister Homes, not registered with the Commission.

Possible Violation(s) by Respondent **Tennille McCallister Homes**:

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

Possible Violation(s) by Respondent **Metro First Realty, LLC**:

**a. Title 59 O.S. § 858-312 (8 &9) and Okla. Admin. Code 605:10-9-3**, in that, Respondent may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by permitting 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 may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the real estate advertising activities of an associate.

Possible Violation(s) by Respondent **Tina Allen**:

**a. Title 59 O.S. §858-312 (8 &9) and Okla. Admin. Code 605:10-9-3**, in that, Respondent may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by permitting 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 may have been disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the real estate advertising activities of an associate.

**Recommendation:**

The Case Examiner is of the opinion that the Complaint against Respondents Metro First Realty, LLC., Tina Allen, Lindley McCallister, and Tennille McCallister Homes should be scheduled for a formal hearing.

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**C-2023-518: Tulio Morales (SA), Richard Whittington (MB), and Whittington Realty, LLC**

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

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(10)**, 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 respond to a complaint in writing.

**Recommendation:**

The Case Examiner requests the Commission dismiss this case in full for Respondent Morales and dismiss this case with a letter of caution to Respondents Whittington and Whittington Realty, LLC.

**C-2024-28: Jessie Teehee (SA), Kathleen Forrest (BB), Einstein Group, LLC (BO), Gwendolyn Averson (MB), and Einstein Group, LLC**

Possible Violation(s) by Respondent **Jessie Teehee**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(17)**, in that, Respondent may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing access to a property without the owner's consent.

Possible Violation(s) by Respondents **Kathleen Forrest & Einstein Group, LLC (BO)**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of a sales associate.

**Recommendation:**

The Case Examiner requests the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to the Respondents' professional license(s).

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**C-2024-65: Paul Jackson (MB), Teresa Poindexter (SA), Landmark Real Estate, Inc., Lee Walker (BB), Debra Taylor (BB), Shelley Koster Real Estate, Inc. (BO), and Shelley Koster Real Estate, Inc.**

Possible Violation(s) by Respondent **Paul Jackson**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(d)(1)**, in that, Respondent may have failed to disclose his license status in an advertisement.

**Recommendation:**

The Case Examiner requests the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to Respondent Jackson's professional license.

The Case Examiner also requests the Commission dismiss Respondents Teresa Poindexter, Landmark Real Estate Inc., Lee Walker, Debra Taylor, Shelley Koster Real Estate, Inc. (BO), and Shelley Koster Real Estate, Inc. from this case.



**C-2023-527: Christine Eisenberg (Unlicensed), Continental Real Estate, Inc./Pleasant Realty, Inc. (Unlicensed)**

Possible Violation(s) by Respondents **Christine Eisenberg** and **Continental Real Estate, Inc./Pleasant Real Estate, Inc.:**

**a. Title 59 O.S. § § 858-301 and 858-401**, in that, Respondents may have engaged in licensable activities without an active Oklahoma real estate license. Respondents collected fees from Oklahoma consumers to forward property information on their properties to websites restricted to only licensed real estate professionals. The Respondents were aware they were listing the properties in an MLS.

**Recommendation:**

The Case Examiner requests the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law.

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**C-2024-75: Guadalupe Mann (SA), Kody Khodabakhsh (MB), and Ariston Realty, LLC**

Possible Violation(s) by Respondent **Guadalupe Mann:**

**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 or termination date.

**b. Title 59 O.S. § 858 858-312(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.

**c. 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 their broker's supervision.

**Recommendation:**

The Case Examiner requests the Commission conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action as authorized by law, up to and including suspension or revocation and any other appropriate action with respect to the Respondents' professional license(s).

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**C:2023-80: Peggy Wright (MB)**

Investigations reviewed the school's website and requested a verbiage change to the frequently asked questions section.

**Recommendation:**

The Case Examiner requests the Commission dismiss this case with a Letter of Caution.

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

Possible Violation(s) by Respondent **Elizabeth Beaubien**:

- a. **Title 59 O.S. § 858-312 (2, 8 & 9) and Okla. Admin. Code 605: 10-9-4 (b)(1)**, in that, Respondent may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by advertising only 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 may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by advertising without including the name of her broker or the name under which her broker operates.

Possible Violation(s) by Respondent **ABWS Tulsa, Inc.:**

- a. **Title 59 O.S. § 858-312 (9) and Okla. Admin. Code 605: 10-17-4 (6)**, in that, Respondent may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by permitting an associate to operate as a broker.
- b. **Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-9-4 (b) (2); 605:10-17-4 (6)**, in that, Respondent may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the real estate activities of an associate.

Possible Violation(s) by Respondent **Susan Beach**:

- a. **Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605: 10-17-4 (6)**, in that, Respondent may have and disregarded or violated certain provisions of the Oklahoma Real Estate License

Code or rules promulgated by permitting an associate to operate as a broker.

**b. 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 may have disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the real estate activities of an associate.

**Recommendation:**

The Case Examiner is of the opinion that the Complaint against Respondents ABWS Tulsa, Inc., Susan Beach, and Elizabeth Beaubien should be scheduled for a formal hearing.

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

Possible Violation(s) by Respondent **Jackie Frank Wesnidge**:

**a. Title 59 O.S. § 858-312 (8 & 9) and Okla. Admin. Code 605:10-7-8.4**, 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 improperly advertising 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 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 advertising and performing activities requiring a real estate license and holding itself out as an entity engaged in such activities under the name of an entity not licensed or registered with the Commission.

Possible Violation(s) by Respondent **KW Green Meadow Realty, Inc.:**

**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 permitting 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 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 failing to supervise the real estate activities of an associate.

Possible Violation(s) by Respondent **Casey Cook**:

**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 permitting 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 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 failing to supervise the real estate activities of an associate.

**Recommendation:**

The Case Examiner is of the opinion that the Complaint against Respondents KW Green Meadow Realty Inc., Casey Cook, and Jackie Frank Wesnidge should be scheduled for a formal hearing.

## **GENERAL BUSINESS**

1. Swearing in New OREC Employee Sarah Barclay
2. Executive Director's Report
3. Legislative Update and Discussion
4. Discussion and Possible Vote Regarding OREC providing translated Contract Form(s)
5. 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)

July 10, 2024  
September 18, 2024\*(OAR conference)  
December 11, 2024

## **ADJOURNMENT**

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