



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

August 12, 2026

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 May 13, 2026, 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

A. PROPOSED CONSENT ORDERS

1. C-2026-147: Billy Weaver III (BP-Lapsed)

The Investigations Department determined **Billy Weaver III - Proprietorship** is in violation of the following:

- a. **Title 59 O.S. § 858-312(15)**, in that, the Respondent demonstrated unworthiness to act as a real estate licensee by pleading guilty to a crime involving moral turpitude.
- b. **Title 59 O.S. § 858-312(19)**, in that, the Respondent pled guilty to Theft of Property and Fraudulent Use of Credit or Debit card.

CONSENT ORDER

Respondent Billy Weaver III hereby consents to **full surrender** of his Oklahoma Real Estate Broker Proprietorship license, License No. 206957, with a ban on reapplication of **five (5) years**.

2. C-2026-46: Kaedeene Kingsleigh (MB), Monica Linville (SA), and Epique, Inc.

The Investigations Department determined **Monica Linville** is in violation of the following:

- a. **Title 59 O.S. § 858-312 (8), (9) and Okla. Admin. Code 605:10-17-4(21)**, in that, the Respondent failed to provide the required written disclosure of an immediate familial relationship in the transaction.

The Investigations Department determined **Kaedeene Kingsleigh** 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 adequately supervise the activities of an associate licensee.

CONSENT ORDER

1. **Respondent Kaedeene Kingsleigh** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.
 2. **Respondent Monica Linville** hereby consents to an Administrative fine of totaling **One Thousand Dollars (\$1,000)** and the completion of **One (1) Hour of Continuing Education in the OREC Code and Rules**.
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3. C-2026-15: Casa Madera Realty. Nicholas Wood (MB), and Jay Mackey (SA)

The Investigations Department determined **Jay Mackey** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(4), (13)**, in that, the Respondent made misrepresentations regarding pertinent facts concerning the property.

- b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(a)(5)**, in that, the Respondent advertised misleading or inaccurate media related to a material fact or misrepresented the property.

The Investigations Department determined **Nicholas Wood** 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 permitted an associate to operate as a broker and failed to adequately supervise the activities of an associate licensee.

CONSENT ORDER

1. **Respondent Nicholas Wood** hereby consents to an **Administrative Fine totaling Eight Hundred and Fifty Dollars (\$850)** to be paid within **thirty (30) days** of this Order.
 2. **Respondent Jay Mackey** hereby consents to an Administrative Fine totaling **One Thousand Five-Hundred Dollars (\$1,500)** and the completion of **Two (2) Hours of Continuing Education** in the **OREC Code and Rules**.
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4. **C-2026-51: Kathryn Iverson and Kathryn Iverson Proprietorship**

The Investigations Department determined **Kathryn Iverson** is in violation of the following:

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent advertised misleading or inaccurate material facts concerning the property.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(4)**, because the Respondents failed to inform themselves of pertinent facts concerning a property to which they were performing services.
- c. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(a)(5)**, because the Respondents disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules by advertising misleading or inaccurate information concerning a material fact about the property.

CONSENT ORDER

Respondent Kathryn Iverson hereby consents to an Administrative Fine totaling **One Thousand Dollars (\$1,000)** and the completion of **Two (2) Hours of Continuing Education** in the **OREC Code and Rules**.

5. **C-2025-410: Barrett Huffmyer (MB), Justin Scott (SA), SALT Real Estate, Inc.**

The Investigations Department determined **Justin Scott** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(4)**, because the Respondent failed to inform themselves of pertinent facts concerning a property to which they were performing services.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, because the Respondent demonstrated bad faith or incompetency.
- c. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(17)**, because the Respondent allowed access or control of the property without the owner's consent.

The Investigations Department determined **Barrett Huffmyer** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(4)**, because the Respondents failed to inform themselves of pertinent facts concerning a property to which they were performing services.

CONSENT ORDER

1. Respondent Justin Scott hereby consents to the payment of an Administrative Fine totaling **One Thousand Five-Hundred Dollars (\$1,500)** and performance and completion of **Eight (8) Hours** of Continuing Education (**three (3) hours** in contracts and **five (5) hours** in **OREC Code and Rules**) to be completed within **Sixty (60) Days** of this Order.

2. Respondent Barrett Hoffmeyer hereby consents to the payment of an Administrative Fine totaling **One Thousand Five-Hundred Dollars (\$1,500)**.

6. **C-2025-431: Grant Wortman (MB), William Rowlett (SA), and Chamberlain Realty, LLC**

The Investigations Department determined **William Rowlett** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(13), (17)**, because the Respondent engaged in untrustworthy, improper, fraudulent, or dishonest dealings by allowing access or control of the property without the owner's consent.

The Investigations Department determined **Grant Wortman** is in violation of the following:

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

CONSENT ORDER

1. Respondent William Rowlett hereby consents to an Administrative Fine totaling **One Thousand Five-Hundred Dollars (\$1,500)** and the completion of **Three (3) Hours of Continuing Education in the OREC Code and Rules.**

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

7. C-2025-446: Carrie Ray (MB), Melissa Pietrowicz (SA), and CIMIC, LLC

The Investigations Department determined **Melissa Pietrowicz** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(13), (21), because the Respondent failed to disclose a relationship to a party in the transaction.

The Investigations Department determined **Carrie Ray** is in violation of the following:

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

CONSENT ORDER

1. Respondent Carrie Ray hereby consents to an Administrative Fine totaling **Eight Hundred and Fifty Dollars (\$850).**

2. Respondent Melissa Pietrowicz hereby consents to an Administrative Fine totaling **One Thousand Dollars (\$1,000)** and the completion of **Six (6) Hours of Continuing Education in the OREC Code and Rules.**

8. C-2026-6: Brice Taylor (MB), Michael Carter, II (SA), and Real Broker, LLC

The Investigations Department determined **Michael Carter II** is in violation of the following:

a. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13), because the Respondent engaged in conduct constituting improper dealings.

b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-1(b), because the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules

promulgated by the Commission.

The Investigations Department determined **Brice Taylor** is in violation of the following:

a. Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(7), because the Respondents permitted an associate to operate as a broker and failed to adequately supervise the activities of an associate licensee.

b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-1(b), because the Respondents disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

CONSENT ORDER

Respondent Michael Carter, II hereby consents to an Administrative Fine totaling **Two Thousand Five-Hundred Dollars (\$2,500)** and the completion of **Eight (8) Hours of Continuing Education** in the OREC Code and Rules.

Respondent Brice Taylor hereby consents to an Administrative Fine totaling **Four Thousand Dollars (\$4,000)** and the completion of **Twenty (20) Hours of Continuing Education** in the Broker in Charge Course.

9. C-2026-109: Ashley Sell (PSA)

The Investigations Department determined **Ashley Sell** is in violation of the following:

a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(b)(3), in that, the Respondent failed to include a prominent broker reference in an advertisement.

CONSENT ORDER

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

10. C-2025-430: Jeffrey Parker (SA)

The Investigations Department determined **Jeffrey Parker** is in violation of the following:

a. Title 59 O.S. § 858-312(6), because the Respondent held monies of others without registering a trust account with the Commission.

- b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-3**, because the Respondents failed to properly register a trade name prior to utilizing it.
- c. **Title 59 O.S. § 858-312(16)**, because the Respondent held monies of others without registering a trust account with the Commission.

CONSENT ORDER

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

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

B. CASE EXAMINER REPORTS

- 1. **C-2026-43: Kirk Angel, Inc, Robert Angelo (MB), Kirk Angell, LLC, Sylvia Shirley (MB), and Chasity Cooper (SA)**

The Investigations Department determined Respondents **Kirk Angel, Inc.** and **Sylvia Shirley** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondents may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by allowing an AirBnB to transact business and operate through the real estate agency.

- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by failing to properly supervise the activities of an associate, specifically failing to ensure the activities of Respondent Cooper were in compliance.

The Investigations Department determined Respondent Sylvia Shirley may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(26)**, in that, the Respondent Shirley may have failed to respond to the complaint.

The Investigations Department determined Respondent **Chasity Cooper** may be in violation(s) 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 may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by conducting and operating a AirBnB business through the real estate agency in which she was 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.

2. **C-2026-83: Masters of Real Estate, LLC/More Agency, Carol Brown (MB), Stephen Brocks (SA)**

The Investigations Department determined Respondents **Masters of Real Estate, LLC/ More Agency** and **Carol Brown** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by failing to adequately supervise the activities of an associate and failing to ensure the associates activities were

in compliance.

The Investigations Department determined Respondent **Stephen Brocks** may be in violation(s) 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 may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency by disregarding OREC code and rules.
- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-9-4(a)(5)**, in that, the Respondent may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by engaging in conduct in a real estate transaction which demonstrates bad faith or incompetency specifically by advertising misleading information related to the historic district designation of the property location.

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-2026-113: Lionshead Property Management, LLC, Garon Rayburn (MB), Brian Higgins (SA)

The Investigations Department determined Respondents **Lionshead Property Management, LLC and Garon Rayburn** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8), (9) 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 properly supervise the activities of Respondent Higgins.

The Investigations Department determined Respondent **Brian Higgins** 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 improper, untrustworthy or dishonest dealings by failing to make known, in writing, to any purchaser any interest the licensee has in the property they are selling.
- b. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made substantial misrepresentation or false promises in the conduct of business.

- c. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-15-19(a)(2)**, in that, the Respondent may have engaged in conduct which improper, fraudulent or dishonest or otherwise failing to comply with the provisions of the Oklahoma Real Estate License Code and the Rules promulgated by the Oklahoma Real Estate Commission by failing to properly disclose, in writing, and that he was acting in the capacity of both a licensee and owner in the transaction, as required under applicable law and Commission rules.

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-2026-121: XITY Realty, LLC, Ysbely Rodriguez-Kessler (MB), Samittra Gillespie (SA), and Rosinely Ruiz (License Revoked)

The Investigations Department determined Respondents **XITY Realty, LLC and Ysbely Rodriguez-Kessler** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312 (8), (9) 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 and 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, as they allowed Respondent Samittra Gillespie to knowingly cooperate and enable an unlicensed person to engage in licensable activities.
- b. **Title 59 O.S. § 858-312 (8), (9) Okla. Admin. Code 605:10-17-4(22)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated 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.

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

- a. **Title 59 O.S. § 858-312 (8), (9) and Okla. Admin Code 605:10-17-4(20)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by knowingly cooperating and enabling an unlicensed person to engage in licensable activities.
- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(17)**, in that, the Respondent may have conducted herself in a way which constitutes untrustworthy, improper, fraudulent, or dishonest

dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by allowing unauthorized access to or control of real property without the owner's authorization.

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

- a. **Title 59 O.S. § 858-301 & 858-401**, in that, the Respondent may have engaged in acting as a real estate licensee which constitutes unlawful, knowingly, negligently and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by conducting licensable real estate activities, including showing real property, without holding an active Oklahoma real estate license authorizing such conduct.
- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-6(b)(1)**, in that, the Respondent may have engaged in conduct which required a real estate license despite suspended/revoked status of the individual's license.

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-2025-471: Cobblestone Realty Partners, LLC, Sondra Hernandez, Daphne Marshall, and Small Town Rentals, LLC

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

- a. **Title 59 O.S. § 858-301 & 858-401**, in that, the Respondent may have engaged in conduct acting as a real estate licensee by failing to obtain the appropriate license and by managing the properties of others, which constitutes unlawful disregard and/or violation of the Oklahoma Real Estate License Code or Rules.
- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(23)**, in that, the Respondent may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, by managing properties of others outside her broker's knowledge or supervision and performing licensable activities outside 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 further recommends the dismissal of Respondents Cobblestone Realty Partners LLC and Sondra Hernandez.

6. C-2025-399: Timothy Cochran (MB), Cochran Real Estate Investment, LLC, Misty Belt (SA)

The Investigations Department determined Respondents **Timothy Cochran** and **Cochran Real Estate Investment, LLC** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8), (9) 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 through the alleged failure to adequately supervise the activities of an associate licensee.

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

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(17)**, in that, the Respondent may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, specifically with respect to the allowance of access or control of the property without the owner's consent.
- b. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, for bad faith or incompetency.

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.

7. C-2025-363: Fathom Realty OK, LLC, Fathom Realty OK, LLC (BO), and James Dray, Jr.

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

- a. **Title 59 O.S. § 858-312(8), (9) and OAC 605:10-7-7(e)**, in that, the Respondent may have failed to appoint a Branch Broker within thirty (30) days.

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.

8. C-2025-437: The Brokerage Real Estate, Eleonore Hutton (SA), Brett Boone (MB), Brick and Beam Real Estate, LLC, Peggy Wright (MB), Janice Judisch (MB)

The Investigations Department determined Respondent **Eleonore Hutton** may be in violation(s) 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 may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings, and by failing to comply with provisions of the Oklahoma Real Estate Commission Code and Rules, specifically with respect to the allowance of access or control of the property without the owner's consent.
- b. **Title 59 O.S. § 858-312(3), 858-353(B)(2) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have failed to keep the party informed regarding the transaction.

The Investigations Department determined Respondent **The Brokerage Real Estate** may be in violation(s) 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 may have engaged in conduct constituting untrustworthy, improper, fraudulent, or dishonest dealings through the alleged failure to adequately supervise the activities of an associate licensee.
- b. **Title 59 O.S. § 858-312(26), (9) and Okla. Admin. Code 605:10-17-4(10)**, in that, the Respondent may have failed to provide an adequate written response to the Commission within fifteen (15) days after receiving written notice of a complaint or investigation.

RECOMMENDATION:

The Case Examiner recommends the dismissal of the complaint against Respondents Brick and Beam Real Estate LLC, Peggy Wright, Janice Judisch, and Brett Boone. The Case Examiner opines that this complaint, in regards to Respondents Eleonore Hutton and The Brokerage Real Estate, 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.

9. C-2026-125: Chinowth & Cohen, LLC, Leland Chinowth (MB), Chinowth & Cohen, LLC (BO), Arlys Spiker (MB), and Selah Ruffman (SA)

The Investigations Department determined Respondents **Chinowth & Cohen, LLC** and **Arlys Spiker** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8), (9) and Okla. Admin. Code 605:10-9-4(7)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and 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, as they failed to ensure Respondent Ruffman’s advertising activities were in compliance when she offered gift cards as referral compensation to unlicensed persons.

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

- a. **Title 59 O.S. § 858-312(8), (9)**, in that, the Respondent may have conducted herself in a way which constitutes untrustworthy, improper, fraudulent, or dishonest dealings and disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by offering gift cards as referral compensation to unlicensed persons.
- b. **Title 59 O.S. § 858-312(21)**, in that, the Respondent may have paid or offered to pay gift cards as referral compensation to unlicensed persons.
- c. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made substantial misrepresentations or false promises in the conduct of business, advertising, or inducements.

RECOMMENDATION:

The Case Examiner recommends the dismissal of the complaint against Respondents Chinowth & Cohen LLC and Leland Chinowth. The Case Examiner opines that this complaint, in regards to Respondents Chinowth & Cohen LLC (BO), Arlys Spiker, and Selah Ruffman, 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. GENERAL BUSINESS

1. Executive Director’s Report

- a. Legislative Update
- b. Contract Forms Committee Updates
- c. Commission Operations and Updates

2. Nominations, discussion, and possible vote to appoint 2026 - 2027 Chair of the Commission

3. Nominations, discussion, and possible vote to appoint 2026 - 2027 Vice-Chair of the Commission

D. INVESTIGATIONS

Investigations Update – Riece Baker, Chief Investigator

E. EDUCATION

Education Report – Keila Hill, Licensing Supervisor

F. LICENSING

Licensing Report – Keila Hill, Licensing Supervisor

G. FINANCIAL & FISCAL

Financial Report – Bailey Crotty, Executive Director

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)

October 21, 2026 (in conjunction with OAR in OKC at OKANA Resort)

December 9, 2026

J. ADJOURNMENT

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