



Skirvin Hotel | One Park Avenue | Oklahoma City, Oklahoma 73102

September 13, 2023

AGENDA

OPENING OF BUSINESS MEETING

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of June 14, 2023, 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

FORMAL ACTIONS

APPLICANT APPEALS

I. A-2023-08: James Pielsticker (PSA)

The Commission denied Mr. Pielsticker’s application because of information provided and gathered by the Investigations Department, which revealed criminal activity on background record pursuant to 59 *Okla. Stat.* § 858-301.1(B) & 59 *Okla. Stat.* § 4000.1.

Pursuant to 25 O.S. § 307(B)(8), an Executive Session is available to discuss appropriate action in response to the findings contained in the application report:

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 denial of the Application for an Oklahoma real estate license*

DISCIPLINARY ACTIONS

CONSENT ORDERS

C-2022-316: EXP Realty, LLC, Kathleen Fowler (MB), Jay Johnson (SA), & Canopy Realty, Inc. and Osorie (AJ) Lang (MB)

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(4)**, because the Respondent procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.
- b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12)**, in that, the Respondent demonstrated bad faith or incompetency.
- c. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(6)**, in that, Respondent failed to properly supervise the activities of an associate.

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(4)**, in that, Respondent procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.
- b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12)**, in that, Respondent demonstrated bad faith or incompetency.
- c. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(6)**, in that, Respondent failed to properly supervise the activities of an associate.

Investigations determined **Jay Johnson** is in violation of the following:

- a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(4)**, in that, Respondent procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.
- b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12)**, in that, Respondent demonstrated bad faith or incompetency.

Investigations determined **Canopy Realty, Inc.** is in violation of the following:

- a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(4)**, in that, the Respondent procured a signature to a purchase offer lacking a definite maximum purchase

price, method of payment, termination date, and possession date or property description.

b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12), in that, Respondent demonstrated bad faith or incompetency.

Investigations determined **Osorje (AJ) Lang** is in violation of the following:

a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(4), in that, Respondent procured a signature to a purchase offer lacking a definite maximum purchase price, method of payment, termination date, and possession date or property description.

b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12), in that, Respondent demonstrated bad faith or incompetency.

Consent Order:

1. Respondent EXP Realty, LLC hereby consents to an Administrative Fine totaling **One Thousand Dollars (\$1,000)**.

2. Respondent Kathleen Fowler hereby consents to an Administrative Fine totaling **One Thousand Dollars (\$1,000)** and the completion of a three (3) hour Commission- approved contracts continuing education course within three (3) months of this Order.

3. Respondent Jay Johnson hereby consents to an Administrative Fine totaling **Two Thousand Dollars (\$2,000)** and the completion of a three (3) hour Commission- approved contracts continuing education course within three (3) months of this Order.

4. Respondent Osorje (AJ) Lang did not consent to this Order. As a result, a formal hearing will be held with Respondent Lang.

C-2022-450: Kyle Buckner (Unlicensed), Charles Gooch (MB) and Shari Brunt (SA)

Investigations determined **Shari Brunt** is in violation of the following:

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605: 10-17-4(19), in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by knowingly cooperating with an unlicensed person or entity to perform licensed real estate activities.

Investigations determined **Kyle Buckner (Unlicensed)** is in violation of the following:

a. Title 59 O.S. § 858-301, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by unlawfully acting as a real estate agent licensee, or holding himself out as such, without having been licensed to do so.

b. **Title 59 O.S. § 858-401(B)(1)**, in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by managing the properties of others without possessing a real estate license.

Consent Order:

1. Respondent Charles Gooch (MB) is dismissed with a **Letter of Caution**.

2. Respondent Shari Brunt consents to the payment of an Administrative Fine in the total sum of **Two Thousand Five Hundred Dollars (\$2,500)** and **completion of an additional 3 hours of continuing education from an educator approved by the Commission** for knowingly cooperating with an unlicensed person to perform licensed real estate activities. Such continuing education must be completed within 120 days following the entry of this Consent Order.

3. Respondent Kyle Buckner did not consent to this Order. As a result, **a formal hearing will be held** with Respondent Kyle Buckner.

C-2022-375: Professional Property Services, LLC, Jaycee Everett (SA), and Cassie Everett (MB)

Investigations determined **Cassie Everett** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(20)**, in that, Respondent failed to properly disclose a familial relationship to a party in the transaction.

b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to properly disclose in writing an interest she had in the property she was selling.

Investigations determined **Jaycee Everett** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(20)**, in that, because the Respondent failed to properly disclose a familial relationship to a party in the transaction.

Consent Order:

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

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

C-2023-109: Chamberlain Realty, LLC, Grant Wortman (MB) and Ryan Brady (SA)

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

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin Code 605:10-17-4(12), in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission, through his conduct in handling the transaction.

b. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605:10-17-4(22), in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission, by performing licensed activities outside the supervision of his broker.

Consent Order:

1. Respondents Chamberlain Realty, LLC and Wortman are dismissed from this complaint.

2. Respondent Ryan Brady consents to the payment of an administrative fine in the total sum of **One Thousand Five Hundred Dollars (\$1,500)** based on his conduct in handling the transaction and acting outside the supervision of his broker.

C-2023-117: Heidi Williams (BB) and Jacob Meyer (SA)

Investigations determined **Jacob Meyer** is in violation of the following:

a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(a)(5), in that, Respondent engaged in advertising in media which was misleading or inaccurate in material fact and misrepresented the property.

Investigations determined **Heidi Williams** is in violation of the following:

a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(6), in that, Respondent failed to supervise her sales associate.

Consent Order:

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

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

C-2022-418: Phillips Realty Group and Associates, LLC, Justin Phillips (MB), and Anastasia Riley (SA)

Investigations determined **Anastasia Riley** is in violation of the following:

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin Code 605:10-17-4(12), in that, Respondent engaged in conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(b)(2), in that, Respondent advertised a property without the direct supervision of her broker.

Investigations determined **Phillips Realty Group and Associates and Justin Phillips** are in violation of the following:

a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(6), in that, Respondent failed to supervise the activities of his associate.

Consent Order:

1. Respondent Anastasia Riley hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750) and a Letter of Caution** regarding advertising properties that other licensed agents have exclusive listing agreements on. The Letter of Caution shall be placed in her license file and may be used to increase disciplinary penalties for future violations of the License Code and Administrative Rules.

2. Respondent Justin Phillips and Phillips Realty Groups and Associates, LLC hereby consent to a **Letter of Caution** regarding active supervision of associates.

C-2022-452: Westminster Real Estate Group, LLC, Todd McKinnis (MB) and Alysha Hancock (SA)

Investigations determined **Alysha Hancock** is in violation of the following:

a. Title 59 O.S. §§ 858-312(8) & (9) and Okla. Admin. Code 605:10-17-4(12), 605:10-17-4(20) in that, Respondent is guilty of conduct which constitutes untrustworthy, improper, or dishonest dealings and disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules by engaging in conduct which demonstrates bad faith or incompetence by failing to disclose a known immediate family relationship to a party to the transaction.

Investigations determined **Todd McKinnis and Westminster Real Estate Group, LLC** are in violation of the following:

a. Title 59 O.S. §§ 858-312 (8) & (9) and Okla. Admin. Code 605:10-17-4(6), in that, Respondents are guilty of disregarding or violating certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the activities of an associate.

Consent Order:

1. Respondent Alysha Hancock consents to the payment of an Administrative Fine in the total sum of **Seven Hundred and Fifty Dollars (\$750)**.

2. Respondents Westminster Real Estate Group LLC, and Todd McKinnis are hereby dismissed.

C-2023-74: Vogodo Auctions, LLC and Tarek Wazzan (MB)

Investigations determined **Tarek Wazzan** is in violation of the following:

a. Okla. Admin. Code 605:10-17-2(b), in that, Respondent failed to file an adequate written response within 15 days of receiving notice of a complaint.

Consent Order:

1. Respondent Tarek Wazzan consents to the payment of an Administrative Fine in the total sum of **Seven Hundred and Fifty Dollars (\$750)** and updating his contact information with the Commission to ensure receipt of any future correspondence from the Commission.

C-2023-427: Lionshead Realty, LLC, Julie Kramer (MB), and Taurean Singletary (SA)

Investigations determined **Lionshead Realty** is in violation of the following:

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605:10-17-2(b), 605:10-17-4(9), in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing upon demand in writing, to respond to a complaint in writing.

Investigations determined **Julie Kramer** is in violation of the following:

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605: 10-17-2(b); 605:10-17-4(9), in that, Respondent disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing upon demand in writing, to timely respond to a complaint in writing.

Consent Order:

1. Respondent Julie Kramer consents to the payment of an Administrative Fine in the total sum of **Five Hundred Dollars (\$500)**.

2. Respondents Lionshead Realty LLC, and Tauren Singletary are hereby dismissed from

the complaint.

C-2023-280: Leadership Real Estate Investments, Inc., Mark Wilkinson (MB), and Justin Steckman (SA)

Investigations determined **Leadership Real Estate Investments, Inc. and Mark Wilkinson** are in violation of the following:

a. Title 59 O.S. § 858-312 (8) & (9) and Okla. Admin. Code 605:10-17-4(6), and 605:10-9-3, in that, Respondents disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by failing to supervise the activities of an associate and ensure that advertising activities of such associate are in compliance by permitting advertisements using an unregistered trade or team name “Cedar Creek Land Co.”, which could be construed as a firm name.

Investigations determined **Justin Steckman** 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 disregarded or violated certain provisions of the Oklahoma Real Estate License Code or rules promulgated by advertising and operating under an unregistered trade/team name, “Cedar Creek Land Co.

Consent Order:

1. Respondent **Justin Steckman** consents to the payment of an administrative fine in the total sum of **Three Hundred Fifty Dollars (\$350)**.
2. Respondent **Mark Wilkinson** is hereby dismissed from the complaint with a **Letter of Caution**.

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-2022-157: MV Realty of Oklahoma, LLC, Nikki Ellenburg (MB), and Amanda Zachman (unlicensed)

Possible violations by Respondents **Nikki Ellenburg** and **MV Realty of Oklahoma, LLC**:

a. Title 59 O.S. § 858-312(2), in that Respondents may have engaged in making substantial misrepresentations or false promises in the conduct of business, or through real estate licensees, or advertising, which are intended to influence, persuade, or induce others in violation of the Oklahoma Real Estate License Code.

b. Title 59 O.S. § 858-312 (8)-(9) and Okla. Admin. Code 605:10-17-4(6), 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 properly supervise associate activities.

c. Title 59 O.S. § 858-312 (8)-(9) and Okla. Admin. Code 605:10-17-4(12), 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 demonstrating bad faith or incompetency.

d. Title 59 O.S. § 858-312 (3) and Title 59 O.S. § 858-353(B)(2), 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 uphold his broker responsibility to keep all parties informed.

Possible violations by Respondent **Amanda Zachman**:

a. Title 59 O.S. § 858-102(2), 59 O.S. § 858-102(11), 59 O.S. § 858-301 and 59 O.S. § 858-401, in that, Respondent may have engaged in licensable real estate activities without an active Oklahoma real estate license.

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).

C-2023-275: Chamberlin Realty, LLC, Grant Wortman (MB), Megan Bunger (SA), MD Kalhor, LLC and Mariah Kalhor (MB)

Possible violation(s) by Respondent **Megan Bunger**:

- a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(12)**, 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 through conduct demonstrating bad faith or incompetency.
- b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-5(2)**, 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 timely deliver RPCD disclosures regarding the condition of a parcel of real estate of which she had knowledge because she forged a client name to the document.
- c. Title 59 O.S. § 858-312(8) and 60 O.S. § 836(B)**, in that, Respondent may have engaged in conduct that violates the Residential Property Condition Disclosure Act by failing to make a disclaimer or disclosure statement available to the purchaser prior to the acceptance of an offer.
- d. Title 59 O.S. § 858-312(2)**, in that, Respondent made substantial misrepresentations in the conduct of business to influence, persuade, or induce others by signing real estate documents as her client without their permission.

Possible violation(s) by Respondents **Chamberlin Realty and Grant Wortman**:

- a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6)**, 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 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).

C-2023-170: NWA Real Estate Pros, LLC, Valerie Waldrop (MB), and Kimberly McDonald (SA)

Possible violation(s) by Respondent **Kimberly McDonald**:

a. 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 the Commission by failing to inform herself and making repeated misrepresentations regarding pertinent facts of a property in which she was providing services for.

b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(12), 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 through conduct demonstrating bad faith or incompetency.

Possible violation(s) by Respondents **Valerie Waldrop** and **NWA Real Estate Pros, LLC**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6), 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 an 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).

C-2023-184: Stetson Bentley, LLC, Derek Davis (MB), and Alicia Vanhooser (SA)

Possible violation(s) by Respondent **Alicia Vanhooser**:

a. Title 59 O.S. § 858-312(2) and Okla. Admin. Code 605:10-17-5(2), in that, Respondent may have made a substantial misrepresentation in the conduct of business by failing to disclose a known defect with a property.

b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(12), in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission through conduct demonstrating bad faith or incompetency.

Possible violation(s) by Respondent **Stetson Bentley, LLC**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6), 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 an 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).

C-2023-190: EXP Realty, LLC, Kathleen Fowler (MB), and Chance Claiborne (SA)

Possible violation(s) by Respondent **Chance Claiborne**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(12), in that, Respondent may have engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission through conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312(3), § 858-351(1), and § 858-353(A)(1), in that, Respondent may have failed as a sales associate providing brokerage services authorized by a real estate broker, to comply with their duty and responsibility to treat all parties in a transaction with honesty and exercise reasonable skill and care.

Possible violation(s) by Respondents **Kathleen Fowler and Exp Realty, LLC**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6), 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 to supervise the activities of an 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).

C-2023-196: Sunbelt Corp., Stan Miller (BB), Sarah Jones (SA), Sunbelt Group, and Steve Clinkenbeard (MB)

Possible violation(s) by Respondent **Sarah Jones**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(16), 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 real property without owner authorization.

Possible violation(s) by Respondent **Stan Miller**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6), in that, Respondent may have engaged 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 an 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).

C-2023-210: Don Hobbs (Proprietorship), Don Hobbs (BP), and Cami Hobbs (SA)

Possible violation(s) by Respondent **Cami Hobbs**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(12), 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 through conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(20), 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 disclose a familial relationship to a party in the transaction.

c. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(d), in that, 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 Commission License Code or Rules promulgated by the Commission by failing to disclose in writing all purchase and/or lease contracts (requiring the licensee's license

number) pertaining to the transaction and in all advertisements that he or she is licensed when purchasing real estate and such is being handled either by the licensee or marketed through a real estate firm.

d. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-3.2(d), 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 and transacting business under an unregistered team name.

Possible violation(s) by Respondents **Don Hobbs and Don Hobbs, Proprietorship**:

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(60), 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 an associate.

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

C-2023-231: Millennium Real Estate, LLC and Dana Cramer (MB)

Investigations reviewed all documents & materials and found no clear and convincing evidence of violations of the Oklahoma Real Estate Commission Code or Administrative Rules.

Recommendation:

The Case Examiner requests the Commission dismiss this case.

C-2023-314: Sweeney & Associates of Holdenville, LLC and Tonja Weaver (MB)

Investigations reviewed all documents & materials and found no clear and convincing evidence of violations of the Oklahoma Real Estate Commission Code or Administrative Rules.

Recommendation:

The Case Examiner requests the Commission dismiss this case.

C-2023-08: Northwest Real Estate, LLC and Kenton Baird (MB)

Investigations reviewed all documents & materials and found no clear and convincing evidence of violations of the Oklahoma Real Estate Commission Code or Administrative Rules.

Recommendation:

The Case Examiner requests the Commission dismiss this case.

C-2023-034: Campbell Real Estate, LLC, Jill Mozarko (SA) and James Campbell (MB)

Possible violation(s) by Respondents **James Campbell, Jill Mozarko and Campbell Real Estate, LLC:**

a. Title 59 O.S. § 858-312(8)– (9) and Okla. Admin. Code 605:10-17-4(12), in that, Respondents may have engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by violating a provision of the Oklahoma Real Estate License Code or Rules promulgated by demonstrating bad faith or incompetency.

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

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).

GENERAL BUSINESS

1. Executive Director's Report
2. Discussion and possible vote on 2024 Chair and Vice-Chair of the Commission
3. Recognizing Commission Staff Service Milestones – 5 years
4. Welcoming New OREC Staff Members – Swearing in Oath of Service
5. Investigations Department Update – Investigator Baker

FINANCIAL & FISCAL

Monthly Financial Report – Deputy Director, Bailey Crotty

EDUCATION & LICENSING

Report and update from the Education and Licensing Department, including Licensing Numbers

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)

December 13, 2023

ADJOURNMENT

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