

# OKLAHOMA REAL ESTATE COMMISSION

## REGULAR BUSINESS MEETING

Omni Hotel  
100 Oklahoma City Blvd.  
Oklahoma City, Oklahoma 73109

SEPTEMBER 14, 2021

### AGENDA

#### OPENING OF BUSINESS MEETING

1. Call to Order at 9:30 am
2. Invocation and Pledge of Allegiance
3. Swearing in Commissioner Zandrea Waldenville
4. Swearing in Commissioner Larry Dewitt
5. Open Comments from the Chairman & Commissioners
6. Approval of July 14, 2021 Minutes
7. Public Comments / Participation ("Open Topic")
8. The Commission may vote to approve, deny, or take other action on any items listed on this Agenda

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#### DISCIPLINARY ACTIONS

### CONSENT ORDER

#### C-2017-058: Torey Deann Royston (SA)

Violation(s) by Respondent Torey Deann Royston:

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

writing, and failing to disclose any information within the licensee's knowledge, or to produce any document, book or record in licensee's possession.

**Consent:** Respondent Royston (SA) consents to the payment of an administrative fine in the total sum of **Seven Hundred Fifty Dollars (\$750)**.

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

**C-2021-056: ABW, Inc., Judy Bruley (BM) and Melissa Barnett (SA)**

Violations(s) by Respondent Melissa Barnett:

- a. Title 59, O.S. §§ 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-15-1(2), in that, Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code and Administrative Rules by failing to disclose a beneficial interest in an entity providing products or services to homeowners, home buyers or tenants, in connection with the sale, lease or listing of any real estate.

**Consent:** Respondent Barnett (SA) consents to the payment of an administrative fine in the total sum of **One Thousand Two Hundred and Fifty Dollars (\$1,250)**. Respondent Bruley (BM) is dismissed from this complaint. Respondent ABW, Inc. is dismissed with a letter of caution regarding broker and brokerage supervisory duties for disclosing beneficial interests.

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

**C-2021-40: Wougim Heap of Birds (SA)**

Violation(s) by Respondent Wougim Heap of Birds:

- a. Title 59, O.S. § 858-312(20) and *Okla. Admin. Code* § 605:10-15-1(2), in that, Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code and Administrative Rules by failing to disclose his/her status as a real estate licensee and failing to disclose a beneficial interest in writing.

**Consent:** Respondent Wougim Heap of Birds (SA) consents to the payment of an administrative fine in the total sum of **Seven Hundred and Fifty Dollars (\$750)**.

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

**C-2021-12: Northstar Properties, LLC and James Potts (BM)**

Violation(s) by Respondent Northstar Properties of Oklahoma City, LLC:

- 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 a provision of the Oklahoma Real Estate License Code and Administrative Rules by failing upon demand, in writing, to respond to a complaint in writing.

**Consent:** Respondent Northstar Properties of Oklahoma City, LLC hereby consents to an administrative fine of **Three Hundred and Fifty Dollars (\$350)**. Respondent James Potts (BM) is hereby dismissed from this complaint.

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

**C-2021-13: MBZ Property Management, LLC and Mathew Zalik (BM)**

Violation(s) by Respondent Mathew Zalik:

- a. Title 59, O.S. §§ 858-312(8)-(9) and *Okla. Admin. Code* § 605:10-17-4(16), in that, Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code and Administration Rules by allowing contractors and cleaning crews access to, or control of, the subject property belonging to the Complainant prior to closing, without the owner's authorization.

**Consent:** Respondent Zalik hereby consents to an administrative fine of **Five Hundred Dollars (\$500)**. Respondent MBZ Property Management, LLC is dismissed from this complaint.

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

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

Violation(s) by Respondent Jared Kennedy:

- a. Title 59, O.S. § 858-312(8) and *Okla. Admin. Code* § 605:10-17-4(21), in that, Respondent Kennedy disregarded or violated a provision of the Oklahoma Real Estate License Code and Administrative Rules by failing to properly supervise the real estate activities of an associate with a lapsed license.

Violation(s) by Respondent Jeremy Kimbro:

- a. Title 59, O.S. § 858-301, in that, Respondent Kimbro disregarded or violated a provision of the Oklahoma Real Estate License Code and Administrative Rules by performing licensable real estate activity without an active Oklahoma Real Estate license.

**Consent:** Respondent Jeremy Kimbro consents to an administrative fine of **Five Hundred Dollars (\$500)**. Respondent Jared Kennedy is dismissed with a letter of caution regarding supervising licensure status of associates. Respondent Lime Realty, LLC is dismissed from this complaint.

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-**

## CASE EXAMINER REPORT

### C-2021-69 Legaseed, Inc. and Derrick Farmer

Possible violation(s) by Respondents Legaseed and Derrick Farmer:

- a. Title 59, O.S. § 858-312 (8), (9), and (10), in that, Respondents may have guaranteed or permitted a real estate licensee to guarantee future profits which may result from the resale of real estate.
- b. Title 59, O.S. § 858-312(20), in that, Respondent Farmer may have advertised to buy, sell, rent, or exchange real estate without disclosing he is a licensee.
- c. Title 59, O.S. §§ 858-312 (8), (9) and *Okla. Admin. Code* § 605:10-17-4(7), in that, Respondent Farmer may have conducted himself in a manner which constitutes improper or dishonest dealings by failing to make known in writing to any purchaser an interest that he had in the property he was selling.

**Recommendation: Set for Formal Hearing**

## GENERAL BUSINESS

1. Executive Director's Report
2. Education and Licensing Report
3. Investigations Report

## FINANCIAL & FISCAL

1. Financial Report – Deputy Director, Bailey Crotty

## NEW BUSINESS

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

## **UPCOMING MEETING DATES**

1. December 8<sup>th</sup>

## **ADJOURNMENT**

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