



**OKLAHOMA**  
Real Estate Commission

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

**September 18, 2024**

**AGENDA**

**OPENING OF BUSINESS MEETING**

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of July 10, 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**

**1. C-2024-93: Thomas Bailey (SA-Lapsed) and Jacqueline Palma (MB)**

Investigations determined **Thomas Bailey** is in violation of the following:

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

Investigations determined **Jacqueline Palma** is in violation of the following:

- a. Title 59 O.S. § 858-312(7)**, in that, Respondent paid commission to an associate while his license was lapsed.

**b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(22)**, in that, Respondent failed to ensure all persons performing licensed activities under her supervision were properly licensed.

**Consent Order:**

**1. Respondent Thomas Bailey** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1500)**.

**2. Respondent Jacqueline Palma** hereby consents to an Administrative Fine totaling **Three Thousand and Five Hundred Dollars (\$3500)**.

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**2. C-2024-16: Matthew Berry (SA) and Christie Green (BB)**

Investigations determined **Matthew Berry** is in violation of the following:

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent procured signatures for a purchase offer without a closing date.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent represented an incomplete contract as executed and failed to include all required terms in a purchase offer.

Investigations determined **Christie Green** is in violation of the following:

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent allowed the signing of a contract without required terms.

**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.

**Consent Order:**

**1. Respondent Matthew Berry** hereby consents to an Administrative Fine totaling **Two Thousand Dollars (\$2000)**.

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

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**3. C-2024-15: Rossi Glover (SA)**

Investigations determined **Rossi Glover** is in violation of the following:

a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(5)**, in that, Respondent procured a signature to a purchase offer without a termination date or closing date.

b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(23)**, in that, Respondent failed to submit a purchase offer to her brokerage office and performed real estate activities outside of her broker's supervision.

**Consent Order:**

**Respondent Rossi Glover** hereby consents to an Administrative Fine totaling **Two Thousand and Five Hundred Dollars (\$2,500)**.

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4. **C-2024-202: Joseph Jones (SA), Travis Bishop (SA), and Prairie Real Estate Brokerage**

Investigations determined **Joseph Jones** is in violation 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 allowed access to a property without the owner's consent.

Investigations determined **Travis Bishop** is in violation 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 allowed access to a property without the owner's consent.

Investigations determined **Prairie Real Estate Brokerage** 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 activity of its associates.

**Consent Order:**

**1. Respondent Joseph Jones** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1500)**.

**2. Respondent Travis Bishop** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1500)**.

**3. Respondent Prairie Real Estate Brokerage** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.

5. **C-2022-316: Osorje (AJ) Lang (MB)**

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(5)**, in that, Respondent procured a signature to a purchase offer lacking a termination date, closing date, and possession date.
- b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent submitted a contract to a title company without all required terms.

**Consent Order:**

1. Respondent **Osorje (AJ) Lang** hereby consents to:

- a. An Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1,500)**.
  - b. **Six (6) hours of Continuing Education in Contracts.**
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6. **C-2024-92: Bradon Adams (SA) and William Mahan (MB)**

Investigations determined **Bradon Adams** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(23)**, in that, Respondent performed real estate activities outside of broker supervision.
- b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(3)**, in that, the Respondent failed to disclose his license status when he purchased a property for an entity, he has a beneficial interest in.
- c. **Title 59 O.S. § 858-312(20)**, in that, the Respondent failed to disclose, in writing, his license status in an advertisement.

Investigations determined **William Mahan** 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, because the Respondent failed to respond to a complaint in writing within the required fifteen (15) day period provided in the Oklahoma Real Estate Commission Administrative Code.

**Consent Order:**

1. Respondent **Bradon Adams** hereby consents to:

- a. **Full Surrender** of his Oklahoma Real Estate License, **License No. 202452**.

b. An **Administrative Fine** totaling **Five Hundred Dollars (\$500)**.

2. **Respondent William Mahan** hereby consents to an Administrative Fine totaling **Eight Hundred and Fifty Dollars (\$850)**.

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7. **C-2024-92: Michael Burnett (MB)**

Investigations determined **Michael Burnett** is in violation of the following:

a. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(22)**, in that, the Respondent failed to monitor the license status of an associate.

**Consent Order:**

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

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8. **C-2024-61: Richard Whittington (MB)**

Investigations determined **Richard Whittington** 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, the Respondent failed to respond to a complaint in writing within the required fifteen (15) day period provided in the Oklahoma Real Estate Commission Administrative Code.

**Consent Order:**

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

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9. **C-2024-80: Lisa Arizpe (SA) and Lee Walker (BB)**

Investigations determined **Lisa Arizpe and Lee Walker** are in violation 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 allowed access to a property without the owner's consent.

b. **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 activity of her associate.

**Consent Order:**

1. **Respondent Lisa Arizpe** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.
  2. **Respondent Lee Walker** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)**.
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**10. C-2024-42: MD Kalhor, LLC, Mariah Kalhor (MB) and Ryan Boyles (SA)**

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

- a. **Title 59 O.S. §858-312 (2, 8 & 9)**, in that, the Respondent made substantial misrepresentations or false promises in the conduct of business, advertising, or inducements.
- b. **Title 59 O.S. §858-312 (8, 9 and 14)**, in that, the Respondent offered to pay a commission to an unlicensed individual / entity.

Investigations determined **Mariah Kalhor** is in violation of the following:

- a. **Title 59 O.S. §858-312 (9) and Rule 605: 10-17-4 (7)**, in that, the Respondent failed to supervise the activities of an associate.

**Consent Order:**

1. **Respondent MD Kalhor LLC., is dismissed** from the pending action.
2. **Respondent Ryan Broyles** consents to the payment of an **administrative fine** in the total sum of **Three Hundred Fifty Dollars (\$350)**.
3. **Respondent Mariah Kalhor** consents to the payment of an **administrative fine** in the total sum of **Three Hundred Fifty Dollars (\$350)**.

*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

1. **C-2024-188: Jesse Teehee (SA), Kathleen Forrest (BB), Gwen Arveson (MB), Einstein Group, LLC, and Einstein Group, LLC (BO)**

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

**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 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.

**b. Title 59 O.S. § 858-312(6)**, in that, the 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, within a reasonable time, to account for or remit any monies, documents, or other property coming into possession of the licensee which belong to others.

**c. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(18)**, in that, the 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 knowingly providing false or misleading information to the Oklahoma Real Estate Commission.

**d. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(19)**, in that, the 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 interfering with an investigation by means of tampering with or withholding evidence related to the investigation.

**e. Title 59 O.S. § 312(3) and 59 O.S. § 353(B)(2)**, in that, the Respondent may have failed to comply with the requirements of Sections 858-351 through 858-363 of Title 59 by failing to keep the party he was providing brokerage services to informed regarding the transaction.

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

**a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have violated provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activity of an associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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**2. C-2024-90: Mason Ghaniabadi (MB) and Metro Commercial Real Estate, LLC**

Possible Violation(s) by Respondents **Mason Ghaniabadi** and **Metro Commercial Real Estate, LLC**:

**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 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.

**b. Title 59 O.S. § 312(2)**, in that, the Respondents may have made substantial misrepresentations or false promises in the conduct of business intended to influence, persuade, or induce others.

**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.

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**3. C-2024-220: High Prairie Estates, Inc., Shirley Cole (MB) and Debbie Clinesmith (SA)**

Possible Violation(s) by Respondent **Debbie Clinesmith**:

**a. Title 59 O.S. §858-312 (8 & 9); and Okla. Admin. Code 605:10-9-4 (b)(3)**, in that, the 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 the Commission by publishing an advertisement without the required broker reference and information.

Possible Violation(s) by Respondent **Shirley Cole**:

**a. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-9-4(b)(3) & 605:10-17-4(7)**, in that, the 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 the Commission by



permitting an associate to publish an advertisement without the required broker reference and information; and failing to supervise the activities of an associate.

Possible Violation(s) by Respondent **High Prairie Estates, Inc.:**

**a. Title 59 O.S. §858-312 (9) and Okla. Admin. Code 605:10-9-4(b)(3) & 605:10-17-4(7),** in that, the Respondent may have violated, or disregarded certain provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by permitting an associate to publish an advertisement without the required broker reference and information; and failing to supervise the activities of an associate.

**Recommendation:**

1. The Case Examiner recommends that the Complaint against Respondent **Clinesmith** be **dismissed**, subject to Respondent Clinesmith being administratively disciplined with a **Letter of Caution** from the Commission.

2. The Case Examiner recommends that the Complaint against Respondent **Cole** be **dismissed**, subject to Respondent Cole being administratively disciplined with a **Letter of Caution** from the Commission.

3. The Case Examiner recommends that the recommends that Respondent **High Prairie Estates** be **dismissed** from the pending Complaint.

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4. **C-2023-450: Donita Duer (SA), Darrell Duer (MB), and Duer, Inc.**

Possible Violation(s) by Respondent **Donita Duer:**

**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. § 858-312(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(17),** 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 or control of a property without the owner's authorization.

Possible Violation(s) by Respondent **Darrell Duer and Duer, Inc.:**

**a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have violated certain provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of their associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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**5. C-2023-503: Donita Duer (SA), Darrell Duer (MB), and Duer, Inc.**

Possible Violation(s) by Respondent **Donita Duer:**

**a. Title 59 O.S. § 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.

**b. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(17)**, 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 or control of a property without the owner's authorization.

Possible Violation(s) by Respondent **Darrell Duer and Duer, Inc.:**

**a. Title 59 O.S. § (8) – (9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have violated certain provisions of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to supervise the activities of their associate.

**Recommendation:**

The Case Examiner opines that this complaint meets the necessary threshold to enter into Consent Order negotiations or alternatively conduct a hearing and, upon proof of the allegations contained herein, impose such disciplinary action(s) as authorized by law.

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## **GENERAL BUSINESS**

- I. Executive Director's Report
  - i. Commission Operations and Updates
  - ii. Legislative Update
  - iii. Attorney General Opinion Request
  - iv. Contract Forms Committee Updates
- II. Discussion and Possible Vote Regarding Contract Forms Availability Online
- III. Discussion and Possible Vote Regarding Requesting Attorney General Opinion(s)
- IV. Discussion, Review, and Possible Vote – Continuing Education Rules Implementation Date
- V. Nomination and Vote Regarding 2025 Chair of the Oklahoma Real Estate Commission
- VI. Nomination and Vote Regarding 2025 Vice-Chair of the Oklahoma Real Estate Commission
- VII. Investigations Update – Investigator Riece Baker

## **FINANCIAL & FISCAL**

Monthly Financial Report – Bailey Crotty, Deputy Director

## **EDUCATION**

Monthly Education Report – Matthew Holder, Education Director

## **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)

December 11, 2024

## **ADJOURNMENT**

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