



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

December 10, 2025

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 October 8, 2025, 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-2025-93: Daniel Belcher (MB)

The Investigations Department determined **Daniel Belcher** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and *Okla. Admin. Code 605:10-17-4(13)***, in that, the Respondent allowed the property to be double contracted without proper conditions.
- b. **Title 59 O.S. § 858-312(9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

Consent Order

- 1. **Respondent Daniel Belcher** hereby consents to an Administrative Fine totaling **Two Thousand Dollars (\$2,000)**.
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2. C-2025-22: Garrett Brown (SA)

The Investigations Department determined **Garrett Brown** is in violation of the following:

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent made misrepresentations throughout the course of a transaction.
- b. **Title 59 O.S. § 858-312(3)**, in that, the Respondent failed to keep parties to a transaction informed.
- c. **Title 59 O.S. § 858-312(5)**, in that, the Respondent attempted to represent a real estate broker other than the one he was currently associated with without the express knowledge and consent of the broker with whom he was associated.
- d. **Title 59 O.S. § 858-312(6)**, in that, the Respondent failed to account for the properties of others within a reasonable time.
- e. **Title 59 O.S. § 858-312(8) and *Okla. Admin. Code 605:10-17-4(13)***, in that the Respondent took a listing obtained at his previous brokerage when he transferred without authorization from any parties.
- f. **Title 59 O.S. § 858-312(8) and *OAC 605:10-17-4(23)***, in that, the Respondent obtained a listing agreement without his broker's knowledge.
- g. **Title 59 O.S. § 858-312(9)**, in that, the Respondent's actions violated Oklahoma Real Estate License Code or Rules.

Consent Order

- 1. **Respondent Garrett Brown** hereby consents to an Administrative Fine:

- a. Totaling **One Thousand and Five Hundred Dollars (\$1,500)**, and
 - b. The Completion of **Eight (8) hours** of additional **Continuing Education** with two (2) hours in **OREC Code and Rules**, two (2) hours in **Ethics**, and four (4) hours in **Contracts**.
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3. C-2024-368: Jere Cornman (MB)

The Investigations Department determined **Jere Cornman** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(4)**, in that, the Respondent failed to inform herself of pertinent facts concerning a property to which she was performing services.
- b. **Title 59 O.S. § 858-312(9)**, in that, the Respondent failed to identify a valid source of square footage information.

Consent Order

- 1. **Respondent Jere Cornman** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)**.
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4. C-2025-213: Ieasha Howell-Larkpor (MB)

The Investigations Department determined **Ieasha Howell-Larkpor** is in violation of the following:

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent made substantial misrepresentations in the conduct of business.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent failed to properly advise her client on appropriate pricing strategy and failed to base the price on relevant comparable sales data.
- c. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(a)(5)**, in that, the Respondent advertised the property at \$35 without adequate disclaimers or safeguards.
- d. **Title 59 O.S. § 858-312(28)**, in that, the Respondent offered for sale a property significantly below a market-based and market-appropriate listing price.

Consent Order

1. Respondent **Ieasha Howell-Larkpor** hereby consents to:
 - a. Payment of an **Administrative Fine** totaling **Seven Hundred and Fifty Dollars (\$750)**, and
 - b. Completion of **Three (3) Hours of Continuing Education** in OREC Code and Rules.
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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-2024-49: Melissa Fields (SA), Kimberly Robbins (MB), A Home Awaits Realty and Property Management, LLC**

The Investigations Department determined Respondents **Kimberly Robbins and A Home Awaits Realty and Property Management LLC** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(6)**, in that, the Respondents may have failed within a reasonable time, to account for or remit any monies, documents, or other property coming into possession of the licensee which belongs to others.
- b. **Title 59 O.S. § 858-312(8) 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 demonstrating bad faith or incompetency.

c. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(24)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to maintain documents related to a trust account or real estate transaction for the time period required in OAC 605:10-13-1.

d. **Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

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 and any other appropriate action with respect to Respondents Kimberly Robbins and A Home Awaits Realty and Property Management LLC professional license(s).

The Case Examiner requests the Commission dismiss Respondent Melissa Fields from this case.

2. C-2025-177: Steven Vining (SA), Gloria Allred-Hail (MB), and ABW Tulsa Inc.

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

a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by demonstrating bad faith or incompetency.

b. **Title 59 O.S. § 858-312(9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

The Investigations Department determined Respondents **Gloria Allred-Hail and ABW Tulsa Inc.** may be in violation(s) of the following:

a. **Title 59 O.S. § 858-312(8) 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 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.

3. C-2025-188: Rosean Gouyd (SA), Amiee Stephenson (MB), and Brix Realty Group, LLC

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

- a. **Title 59 O.S. § 858-312(8) 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 demonstrating bad faith or incompetency.
- b. **Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

The Investigations Department determined Respondent **Amiee Stephenson and Brix Realty Group, LLC** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to supervise the activities 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.

4. C-2025-279: Will Harmon (Unlicensed), Sperry Ad Astra Commercial (Unlicensed), Mary Ball (BB), Kristy Wilson (SA), Michael Urie (MB), Solid Rock Real Estate, LLC (BO), and Solid Rock Real Estate LLC

The Investigations Department determined Respondents **Will Harmon** and **Sperry Ad Astra**

Commercial may be in violation(s) of the following:

a. Title 59 O.S. §§ 858-301 and 858-401, in that, Respondents may have performed licensable real estate activities without an active Oklahoma real estate license.

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

- a. Title 59 O.S. § 858-312(8) 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 demonstrating bad faith or incompetency.
- b. Title 59 O.S. § 858-312(8) 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 by cooperating with an unlicensed person or entity to perform licensable real estate activities.
- c. Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

The Investigations Department determined Respondents **Mary Ball, Michael Urie, Solid Rock Real Estate LLC (BO) and Solid Rock Real Estate LLC** may be in violation(s) of the following:

- a. Title 59 O.S. § 858-312(8) 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 supervise the activity of an associate.
- b. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(20)**, in that, the Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by cooperating with an unlicensed person or entity to perform licensable real estate activities.

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-2025-312: Casey Foster (SA), Alexis Burckart (MB), and Access Real Estate LLC**

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

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made substantial misrepresentations or false promises in the course of business.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, the Respondent may have engaged in conduct that constitutes untrustworthy, improper, fraudulent, or dishonest dealings and demonstrates bad faith or incompetency by demonstrating bad faith or incompetency.
- c. **Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

The Investigations Department determined Respondents **Alexis Burckart** and **Access Real Estate, LLC** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(7)**, in that, the Respondents may have engaged in conduct that constitutes untrustworthy, improper, fraudulent, or dishonest dealings and demonstrates bad faith or incompetency by failing to supervise the activities 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.

6. **C-2025-334: Caden Parham (SA), Jason Turner (MB), and Jason Turner Real Estate LLC**

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

- a. **Title 59 O.S. § 858-312(2)**, in that, the Respondent may have made 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.
- b. **Title 59 O.S. § 858-312(4)**, in that, the Respondent may have accepted a commission or other valuable consideration as a real estate for the performance of any acts as an associate, except from

the real estate broker with whom the associate is associated.

- c. **Title 59 O.S. § 858-312(8) 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 demonstrating bad faith or incompetency.
- d. **Title 59 O.S. § 858-312(9)**, in that, the Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.

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

- a. **Title 59 O.S. § 858-312(8) 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 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.

C. GENERAL BUSINESS

1. Executive Director's Report
 - a. Legislative Update
 - b. Contract Forms Committee Updates
 - c. Commission Operations and Updates
2. Swearing In – Brittani Bordeaux, Front Desk Receptionist
3. For Review, Discussion, and Possible action – Rule Hearing and Public Comments / Hearing on 2026 Proposed Administrative Rule Amendments pursuant to the Administrative Procedures Act, 75 O.S. § 250.1 et seq. as outlined in Agenda items (C)(3)(A)-(B) below.
 - A. OAC 605 Chapter 1. Administrative Operations.

- a. Subchapter 1. General Provisions. Review, discussion and possible action on proposed permanent rule amendments Okla. Admin. Code 605:1-1-4.
 - i. *Okla. Admin. Code* § 605:1-1-4(e) Clarifies procedure for declaratory ruling of any rule or order
 - ii. *Okla. Admin. Code* § 605:1-1-4(f) Adds two additional members to the Contract Forms Committee to include representation from the title and lending industries

B. OAC 605 Chapter 10. Requirements, Standards, and Procedures

- a. Subchapter 3. Education and Examination Requirements. Review, discussion and possible action on proposed permanent rule amendments to *Okla. Admin. Code* 605:10-3-2 and 605:10-3-6.
 - i. *Okla. Admin. Code* 605:10-3-2(a)(1) Simplifies requirements for completing application
 - ii. *Okla. Admin. Code* 605:10-3-6(k)(2) Changes Hot Topic education category Requirement to Deed Theft category
- b. Subchapter 5. Instructor and Entity Requirements and Standards. Review, discussion and possible action on proposed permanent rule amendments to *Okla. Admin. Code* 605:10-5-1 and 605:10-5-3.
 - i. *Okla. Admin. Code* 605:10-5-1 Consolidates and simplifies Pre-License and Post-License Requirements
 - ii. *Okla. Admin. Code* 605:10-5-3(a) Clarifies standards that approved instructors must meet in providing service to enrolled students
- c. Subchapter 7. Licensing Procedures and Options. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* 605:10-7-2, 605:10-7-8, and 605:10-7-10.
 - i. *Okla. Admin. Code* 605:10-7-2(a)(2) Removes unnecessary language for clarity regarding certain renewal fees
 - ii. *Okla. Admin. Code* 605:10-7-8(e) Clarifies Commission may deny Business Entity name if too similar to another Business Entity's name, trade name or team name

- iii. *Okla. Admin. Code* 605:10-7-10(a)(2)(A)(v) Adds six hours of Contracts and Forms for applicants qualifying with licensure from other jurisdictions
 - iv. *Okla. Admin. Code* 605:10-7-10(3) Clarifies requirements for licensure for applicants qualifying with licensure from other jurisdictions
 - d. Subchapter 9. Broker's Operational Procedures. Review, discussion and possible action – proposed permanent rule amendments to *Okla. Admin. Code* 605:10-9-1 and 605:10-9-4.
 - i. *Okla. Admin. Code* 605:10-9-1 Provides clarity for what may constitute unlicensed assistance
 - ii. *Okla. Admin. Code* 605:10-9-4(c) Prohibits team members from holding selves out as owners of firm that provides brokerage services
 - iii. *Okla. Admin. Code* 605:10-9-4(d) Clarifies disclosure requirements for licensee acting as owner or employee of owner.
 - e. Appendix A. Residential Property Condition Disclosure Statement – updates to current version of the form
- 4. Annual Legal Report including updates on case management, policies, and resources – Arden Nerius, General Counsel
- 5. Proposed Executive Session - Discussion and possible action to enter Executive Session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment of Executive Director, Bailey Crotty, including but not limited to compensation and terms of employment for that position.
 - a. Discussion and possible vote to enter Executive Session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment of the Executive Director.
 - b. Vote to enter Executive Session.
 - c. Executive Session pursuant to 25 O.S. § 307(B)(1).
 - d. Vote to return to Open Session.
 - e. Possible action on item(s) discussed in Executive Session.

E. INVESTIGATIONS

Monthly Investigations Update – Riece Baker, Chief Investigator

F. EDUCATION

Monthly Education Report – Matthew Holder, Education Director

G. LICENSING

Monthly Licensing Report – Keila Hill, Licensing Supervisor

H. FINANCIAL & FISCAL

Monthly Financial Report – Bailey Crotty, Executive Director

I. NEW BUSINESS

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

J. FUTURE MEETING DATES (subject to change)

March 11, 2026

May 13, 2026 (Strategic Planning)

August 12, 2026

October 21, 2026 (held in conjunction with OAR)

December 9, 2026

K. ADJOURNMENT

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