



OKLAHOMA
Real Estate Commission

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

December 13, 2023

AGENDA

OPENING OF BUSINESS MEETING

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of September 13, 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

DISCIPLINARY ACTIONS

CONSENT ORDERS

C- 2023-210: Cami Hobbs (SA)

Investigations determined **Cami Hobbs** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent’s conduct demonstrated bad faith or incompetency.
- b. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(21)**, in that, Respondent failed to disclose a familial relationship when purchasing a property along with her husband.

c. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-4(d)**, in that, Respondent used a team name during licensable activity that was not registered with the Commission.

d. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-9-3.2(d)**, in that, Respondent failed to disclose in a way the public could verify that she was licensed as a purchaser of property.

Consent Order:

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

2. Respondent Cami Hobbs hereby consents to **three (3) hours of Continuing Education in Contracts**.

C-2023-210: Don Hobbs (BP)

Investigations determined **Don Hobbs** 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, Respondent failed to supervise the activities of his associate in making disclosures.

b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-3.2(a)**, in that, Respondent failed to register a team name and allowed Cami to use the unregistered team name of Cami & Associates.

Consent Order:

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

C-2023-170: Kimberly McDonald (SA)

Investigations determined **Kimberly McDonald** 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 made substantial misrepresentations when she showed and sold the wrong property.

b. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent engaged in conduct demonstrating bad faith or incompetency when she showed and sold the wrong property.

Consent Order:

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

2. Respondent Kimberly McDonald hereby consents to **three (3) hours of Continuing Education in Contracts**.

C-2023-170: Valerie Waldrop (MB)

Investigations determined **Valerie Waldrop** 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, Respondent failed to supervise the activity of her associate when her associate showed and sold the wrong property.

Consent Order:

1. Respondent Valerie Waldrop hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)**.

C- 2023-190: Chance Claiborne (SA)

Investigations determined **Chance Claiborne** is in violation of the following:

a. Title 59 O.S. § 858-312(8) – (9) and Admin. Code 605:10-17-4(13), in that, Respondent refused to cancel a listing without a termination fee, even though a termination fee was never agreed to in the listing agreement.

b. Title 59 O.S. § 858-312(3), 858-351 (1), and § 858-351(A)(a), in that, Respondent failed to treat all parties in a transaction with honesty and failed to exercise reasonable skill and care.

Consent Order:

1. Respondent Claiborne hereby consents to an Administrative Fine totaling **One Thousand Two Hundred and Fifty Dollars (\$1,250)**.

2. Respondent Claiborne hereby consents to a **letter of caution**.

3. Respondent Claiborne hereby consents to **three (3) hours of Continuing Education in Contracts**.

C-2023-190: Kathleen Fowler (MB)

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(7)**, in that, Respondent failed to supervise the activities of her associate.

Consent Order:

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

C-2022-331: David McMillian (Unlicensed)

Investigations determined **David McMillian** is in violation of the following:

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

Consent Order:

1. Respondent David McMillian hereby consents to the payment of an Administrative Fine in the total sum of **One Thousand Dollars (\$1,000)**.

C-2023-196: Stan Miller (BB)

Investigations determined **Stan Miller** 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, Respondent failed to supervise the activities of his associate when she allowed access to real property without owner authorization.

Consent Order:

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

C-2023-275: Grant Wortman (MB)

Investigations 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)**, in that,

Respondent failed to supervise the activity of his associate when she signed documents as her client without their permission or authorization.

Consent Order:

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

C-2023-184: Alicia Vanhooser (SA)

Investigations determined **Alicia Vanhooser** is in violation of the following:

a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(13), in that, Respondent demonstrated lack of competency by failing to advise her clients to disclose there was a significant water leak on the property.

Consent Order:

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

C-2023-68: Walter Loveless (BP)

Investigations determined **Walter Loveless** is in violation of the following:

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

Consent Order:

1. Respondent Walter Loveless hereby consents to 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-2023-428: Leasha Howell-Larkpor (MB) and Thunder Team Realty, Inc.

Possible Violation(s) by Respondent **Leasha Howell- Larkpor**:

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 through conduct 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 property owner's consent.

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-2023-398: Lisa Riggle (SA), Claudia Kittrell (MB), and CNCRG, LLC

Possible violation(s) by Respondent **Lisa Riggle**:

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 through conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312(3) and 59 O.S. § 858-353(2)(c), in that, Respondent may have failed to comply with the requirements of Section 353 of Title 59 of the Oklahoma Statutes by failing to timely present all written offers and counteroffers.

Possible violation(s) by Respondents **Claudia Kittrell and CNCRG, LLC**:

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 through conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312 (8)-(9) and *Okla. Admin. Code 605:10-17-4(7)*, 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 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-2023-416: Krista Huisenga (MB) and Big Red Real Estate, LLC

Possible violation(s) by Respondents:

a. 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 accessing a property without permission of the owner.

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-2023-391: Kathrine Kosmala (SA), Caitlin Hatfield (PSA), Jeffrey Langum (MB), and Threshold Investments Oklahoma City, LLC

Possible violation(s) by Respondents:

a. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code 605:10-9-4(a)(5)*, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by advertising in a prohibited manner that is misleading or inaccurate in material fact or misrepresents any property, terms, values, services, or policies.

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-2023-364: Luis Escobar (SA), Juan Hernandez (MB), and Casa Pro Realty, LLC

Possible violation(s) by Respondent **Luis Escobar:**

- a. Title 59 O.S. § 858-301**, in that, Respondent may have engaged in licensable activity without an active Oklahoma real estate license.
- b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(b)(3)(B)**, 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 under an unregistered nickname or alias.

Possible violation(s) by Respondents **Juan Hernandez and Casa Pro Realty, LLC:**

- a. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(7)**, 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 supervise the activities of a sales associate.
- 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 cooperating with an unlicensed person to perform real estate activities.
- c. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(22)**, 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 monitor the license status of an associate under his supervision.
- d. Title 59 O.S. § 858-312(14)**, in that, Respondent may have paid a commission or any other valuable consideration to any person for performing the services of a real estate licensee 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-2023-348: Kiera Proud (SA), Jason Soper (MB), and Salt Real Estate, Inc.

Possible violation(s) by Respondent **Kiera Proud**:

a. Title 59 O.S. § 858-312(8) 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 demonstrating bad faith or incompetency.

b. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(a)(5), in that, Respondent may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by circulating advertisements that are misleading, inaccurate, or in misrepresent property, terms, values, services, or policies.

c. Title 59 O.S. § 838-312(2), in that, Respondent may have made substantial misrepresentations in the conduct of business, advertisements, or inducements, to influence, persuade, or induce others.

d. Title 59 O.S. § 858-312(11), in that, Respondent may have advertised the sale of a property without the owner's consent.

Possible violation(s) by Respondents **Jason Soper and Salt Real Estate, Inc.:**

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7), 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 supervise the activities of a sales associate.

b. Title 59 O.S. § 858-312(11), in that, Respondent may have advertised the sale of a property without the owner's consent.

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-2023-282: Danny Kirby (SA)

Possible violation(s) by Respondent **Danny Kirby:**

a. Title 59 O.S § 858-312(8) – (9) and 858-301.2, 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 notify the Commission in writing of the conviction of a felony offense within thirty (30) days after the plea is taken and also within thirty (30) days of the entering of an order of judgment and sentencing.

b. Title 59 O.S § 858-312(15), in that, Respondent may have shown unworthiness to act as a real estate licensee because of a conviction involving moral turpitude.

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-2023-252: Maria Aleman De Burt (SA), Tomas Barrientos (MB), and Tucasa Realty, LLC

Possible violation(s) by Respondent **Maria Aleman De Burt:**

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(2) and Okla. Admin. Code 605:10-17-5(2), in that, Respondent may have made substantial misrepresentations or false promises in the conduct of business by failing to disclose a known material defect.

Possible violation(s) by Respondents **Tomas Barrientos and Tucasa Realty, LLC:**

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7), 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 supervise the activities of their 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-2023-363: Patrick Moore (SA), Wally Kerr (MB), and Counter Canter, Inc.

Possible violation(s) by Respondent **Patrick Moore:**

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 through conduct demonstrating bad faith or incompetency.

b. Title 59 O.S. § 838-312(2) Okla. Admin. Code 605:10-17-5(2), in that, Respondent may have made substantial misrepresentations in the conduct of business to influence, persuade, or induce others by signing real estate documents as his client without their permission and failing to disclose a known material defect regarding the condition of a parcel of real estate.

Possible violation(s) by Respondents **Wally Kerr and Counter Canter, Inc.:**

a. Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(7), 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 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).

GENERAL BUSINESS

1. Executive Director's Report
2. Real Estate Examination Provider Update
3. Recognizing 2023 Commission Chair - Susan Beach
4. Recognizing Real Estate Commission Employee - Connie King
5. Discussion and Possible Vote to Adopt Proposed Contract Forms Updates from the Oklahoma Real Estate Contract Forms Committee
6. Discussion and Possible Vote to Approve Proposed 2024 Commission Meeting Calendar

7. ARELLO 2024
8. Investigations Update – Investigator Riece Baker - 2023 Wrap Up

FINANCIAL & FISCAL

Monthly Financial Report – Deputy Director, Bailey Crotty

EDUCATION

Monthly Education Report – Education Director, Matthew Holder

LICENSING

Monthly Licensing 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 (Subject to Change)

February 21, 2024
May 8, 2024
July 10, 2024
September 18, 2024*(OAR conference)
December 11, 2024

ADJOURNMENT

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