



**OKLAHOMA**  
Real Estate Commission

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

**December 14, 2022**

**AGENDA**

**OPENING OF BUSINESS MEETING**

- I. Call to Order at 9:30 am
  - II. Invocation and Pledge of Allegiance
  - III. Approval of September 14, 2022, Meeting Minutes
  - IV. Public Participation (“Open Topic”)
  - V. The Commission may vote to approve, deny, modify, or take other action on any item listed on this agenda.
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**FORMAL ACTIONS**

**APPLICANT APPEALS**

**A-2022-12: Lila Herren (PSA)**

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

**A-2022-17: Kody Hartl (PSA)**

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

*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**

**HEARING EXAMINER REPORTS**

**C-2021-158: Demetrice Clayton**

Violation(s) by Respondent **Clayton**:

- a. Made substantial misrepresentations or false promises in the conduct of business, or through real estate licensees, or advertising, which were intended to influence, persuade, or induce others, in violation of **Title 59, Oklahoma Statutes § 858-312(2)**.
- b. Engaged in behavior that constitutes untrustworthy, improper, fraudulent, or dishonest dealings, in violation of **Title 59, Oklahoma Statutes § 858-312(8)**.
- c. Conducted a real estate transaction which demonstrated bad faith or incompetency, in violation of **Title 59, Oklahoma Statutes § 858-312, Okla. Admin. Code 605:10- 17-4 (12)**.
- d. Provided false or misleading information to the Commission during the course of an investigation, in violation of **Title 59, Oklahoma Statutes § 858-312, Okla. Admin. Code 605:10-17-4 (17)**.

**Hearing Examiner Recommendation:**

Respondent **Demetrice Clayton** is assessed a **\$2,500 fine** and her license should be revoked.

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**C-2021-88: The Property Center, LLC, Thomas Torossian, Tucker McIntire, Ayden Capitol, LLC and Alex Montee**

Violation(s) by Respondent **McIntire**:

- a. Conducted himself in a manner which constitutes untrustworthy, improper, fraudulent, or dishonest actions, in that he was performing licensable activities outside his broker's supervision, in violation of **Title 59, Oklahoma Statutes, Section 858-312(8) and Okla. Admin. Code 605:10-9-4 (22)**.
- b. Failed to keep the party informed regarding the transaction, in violation of, **Title 59, Oklahoma Statutes, Section 858-353 B**.

Possible violation(s) by Respondents **Ayden Capitol, LLC** and **Alex Montee**:

- a. Failed to maintain documents relating to a trust account or real estate transaction for the time period, as required by *Okla. Admin. Code 605: 10-13-1 a (1)(D)*, in that Earnest Money was not deposited within the requisite time period in either transaction, in violation of **Title 59, Oklahoma Statutes, Section 858-312(8) and Okla. Admin. Code 605:10-17-4 (23)**.
- b. Failed to treat all parties with honesty and exercise reasonable skill and care, in that Respondent McIntire assigned a purchase contract which was unassignable, per paragraph one (1) of the contract, in violation of **Title 59, Oklahoma Statutes, Section 858-353(1)**.
- c. Failed to keep the party informed regarding the transaction, in violation of **Title 59, Oklahoma Statutes, Section 858-353(B)(2)**.
- d. Failed to file a written response to a complaint, in violation of *Okla. Admin. Code 605:10-17-4(9)*.

**Hearing Examiner Recommendations:**

- a. Respondent **Tucker McIntire** should be assessed a \$2,500 fine and his license should be revoked.
- b. Respondent **Ayden Capital, LLC's license** should be assessed a \$5,000 fine and its

license should be revoked.

- c. Respondent **Alex Montee** should be assessed a \$5,000 fine and his license should be revoked.

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## CONSENT ORDERS

### **C-2022-285: Thomas Greenfield**

Violation(s) by Respondent **Greenfield**:

- a. **Title 59 Okla. Stat. §§ 858-312(15) and (19)**, as Respondent pled guilty to Conspiracy, Fraud and three (3) counts of Embezzlement on or about July 28, 2022, in Kay County case CF\_2021-00467.

#### **Consent Order:**

**Respondent Thomas Greenfield (SA)** hereby consents to voluntary surrender of his Oklahoma Real Estate License and to refrain from performing real estate activities requiring a license in Oklahoma unless actively licensed by the Oklahoma Real Estate Commission in the future.

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### **C- 2022-259: Christina Franklin (MB), Jennifer Simmons (PSA), and Spirit Realty Group, LLC**

Violation(s) by Respondents **Spirit Realty Group, LLC and Christina Franklin**:

- a. **59 Okla. Stat. §§ 858-312(8)-(9); and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-4(3), 605:10-9-4(a)(5)**, as Respondents violated provisions of the Oklahoma Real Estate License Code and Administrative Rules by providing repeated misrepresentation/inaccuracy, even though not fraudulent, which occurred as a result of the failure by the licensee(s) to inform himself/herself of pertinent facts concerning property for which they are providing services and advertising in any media in a manner that is misleading or inaccurate in any material fact or in any way misrepresents property, terms, values.

Violation(s) by Respondent **Jennifer Simmons**:

- a. **59 O.S. §§ 858-312(8) & (9), Okla. Admin. Code §§ 605:10-17-4(3), 605:10-9-4(a)(5)**, as Respondent violated provisions of the Oklahoma Real Estate License Code or Rules by providing repeated misrepresentation/inaccuracy when advertising a property's build year incorrectly, even though not fraudulent, which occurred as a result of the failure by the licensee(s) to inform himself/herself of pertinent facts concerning property for which they

are providing services, and advertising in any media in a manner that is misleading or inaccurate in any material fact or in any way misrepresents property, terms, values.

**Consent Order:**

1. Respondent **Spirit Realty Group, LLC** and **Christina Franklin** (MB) hereby consent to: (1) a Letter of Caution and (2) an Administrative Fine totaling One Thousand Dollars (\$1,000).
2. Respondent **Jennifer Simmons** (PSA) is dismissed from this complaint.

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**C- 2022-233: Oklahoma Real Estate Services, LLC and Craig Hodgens**

Violation(s) by Respondents **Oklahoma Real Estate Services** and **Craig Hodgens**:

- a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code § 605:10-17-4(2)**, as Respondents violated provisions of the Oklahoma Real Estate License Code and Administrative Rules by: purchasing a property through an entity in which the licensee has an interest, while such property was listed with the broker's firm, without first making full disclosure thereof and obtaining the approval of the owner, and (2) failing to include Respondent's license disclosure on all contracts in the transaction.

**Consent Order:**

Respondent **Oklahoma Real Estate Services, LLC** and **Craig Hodgens** (MB) hereby consent to: (1) a **Letter of Caution** regarding requisite disclosures and (2) an **Administrative Fine** totaling **One Thousand Dollars (\$1,000)**.

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**C- 2022-326: EXP Realty, LLC, Kathleen Fowler, and Jennifer Samuelson**

Violation(s) by Respondent **Samuelson**:

- a. **Title 59, Section 858- 312 (8) and Rule 605:10-17-4 (16), as Respondent** conducted herself in a manner which may have been improper or dishonest by allowing persons access to or control of, real property without the owner's authorization.

**Consent Order:**

1. **Respondent Kathleen Fowler (MB)** is be dismissed from the Complaint.
2. **Respondent EXP Realty LLC** hereby consents to an **Administrative Fine totaling Five Hundred Dollars (\$500)**.
3. **Respondent Jennifer Samuelson (SA)** hereby consents to the payment of an Administrative Fine in the total sum of **Eight Hundred and Fifty Dollars (\$850)** for allowing persons access to or control of real property without the owner's authorization.

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**C- 2022-340: Lionshead Property Management, LLC and Garon Rayburn**

Violation(s) by Respondent **Lionshead Property Management, LLC and Garon Rayburn**:

- a. **Title 59 O.S. § 858-312(2) and Okla. Admin. Code §§ 605:10-9-4(5)**, as Respondents advertised a property for lease with the incorrect number of bedrooms, which could be misleading to the public.

**Consent Order:**

**Respondent Lionshead Property Management, LLC and Garon Rayburn (MB)** hereby consent to an Administrative Fine totaling **Eight Hundred and Fifty Dollars (\$850)**.

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**C- 2022-342: Platinum Realty, LLC, Dennis Perkins, and Carla Brown**

Violation(s) by Respondent **Platinum Realty** and **Dennis Perkins**:

- a. **Title 59 O.S. §§ 858-312(8) & (9)**, as Respondents violated provisions of the Oklahoma Real Estate License Code and Administrative Rules by failing to properly supervise the advertising activity of a new sales associate who failed to make requisite license disclosure.

Violation(s) by Respondent **Carla Brown**:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-9-4(d)**, as Respondent advertised a property she owned for sale without disclosing that she was a licensed real estate professional.

**Consent Order:**

1. **Respondent Dennis Perkins (MB) is dismissed** from this Complaint.
  2. **Respondent Platinum Realty is dismissed** from this Complaint.
  3. **Respondent Brown (SA) hereby consent to: (1) a Letter of Caution regarding requisite disclosures in marketing, and (2) an Administrative Fine totaling Five Hundred Dollars (\$500).**
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**C- 2022-306: EXP Realty, LLC, Kathleen Fowler and Kyle Noe**

Violation(s) by Respondent **EXP Realty, LLC** and **Fowler**:

- a. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2** as Respondents failed to properly supervise the activities of Respondent Brown as he advertised using an unregistered team name.

Violation(s) by Respondent **Noe**:

- a. **Title 59 Okla. Stat. §§ 858-312(9), 858-301, 858-401 and Okla. Admin. Code §§ 605:10-9-3.2**, as Respondent violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by advertising using an unregistered team name in advertisement(s).

**Consent Order:**

1. **Respondent EXP Realty, LLC hereby consents to an Administrative Fine** in the amount of **Two Hundred and Fifty Dollars (\$250)**.
2. **Respondent Kathleen Fowler (MB) is dismissed** from the complaint.
3. **Respondent Kyle Noe (BA) hereby consents to an Administrative Fine** in the

amount of **Two Hundred and Fifty Dollars (\$250)**.

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**C- 2022-237: List with Freedom and JaNell Simson**

Violation(s) by Respondents **List with Freedom and JaNell Simson**:

- a. **Title 59 O.S. §§ 858-312(2) and Okla. Admin. Code §§ 605:10-17-4(3) and 605:10-9-4(5)** as Respondents advertised a property with misrepresentations/inaccuracies, even though not fraudulent, which occur as a result of the failure by the licensee to inform herself of pertinent facts concerning property, as to which she was performing services.

**Consent Order:**

1. **List with Freedom and JaNell Simpson (MB)** hereby consent to an **Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750)**.
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**C- 2022-147: EXP Realty, LLC, Kathleen Fowler, and Rawlyn Brown**

Violation(s) by Respondents **EXP Realty, LLC and Kathleen Fowler**:

- a. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2** as Respondents failed to properly supervise the activities of Respondent Brown as he advertised using an unregistered team / trade name, which could be construed as a firm name.

Violation(s) by Respondent **Brown**:

- a. **Title 59 Okla. Stat. §§ 858-312(9), 858-301, 858-401 and Okla. Admin. Code §§ 605:10-9-3.2**, as Respondent violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by advertising using an unregistered team name/trade name in advertisement(s) that could be construed as a firm name.

**Consent Order:**

1. **Respondent EXP Realty, LLC** hereby consents to an Administrative Fine in the amount of **Three Hundred and Fifty Dollars (\$350)**.
  2. **Respondent Kathleen Fowler (MB)** is **dismissed from the complaint**.
  3. **Respondent Rawlyn Brown (SA)** hereby consents to an Administrative Fine in the amount of **Three Hundred and Fifty Dollars (\$350)**.
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**C- 2021-294: Wright Real Estate, LLC, Jasen Wright, and Edna Kimble**

Violation(s) by Respondents **Wright Real Estate, LLC** and **Wright**:

- a. **Title 59 O.S. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2** as Respondents failed to properly supervise the activities of Respondent Kimble as her paid advertisement redirected traffic from another licensee to Respondent Kimble's website.

Violation(s) by Respondent **Kimble**:

- a. **Okla. Admin. Code § 605:10-9-4(a)(5)**, as Respondent violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by paying for an advertisement that caused web traffic to be redirected from another licensee to her website in such a way that could be misleading to the public.

**Consent Order:**

1. **Respondent Wright Real Estate, LLC and Jasen Wright (MB)** hereby consent to a Letter of Caution regarding redirecting advertising traffic from other licensed companies and individuals. Such letter will be considered as an escalating factor in the event Respondents repeat similar conduct.
2. **Respondent Edna Kimble (SA)** hereby consents to an **Administrative Fine** in the amount of **Five Hundred Dollars (\$500)** and a **Letter of Caution** regarding redirecting advertising traffic from other licensed real estate companies and/or individuals.

*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 REPORTS

### **C-2022-129: Jaqueline Varela, Douglas Jones, and Unique Properties of Oklahoma, LLC**

Possible violation(s) by Respondent **Varela**:

- a. **Title 59, O.S. §§ 858-301**, as Respondent may have engaged in licensable real estate activities while her license was lapsed.

Possible violation(s) by Respondents **Douglas Jones and Unique Properties of Oklahoma, LLC**:

- a. **Title 59, O.S. §§ 858-312(8) – (9) Okla. Admin. Code 605:10-17-4(6)**, as Respondents may have engaged in conduct which constitutes untrustworthy, improper, or dishonest dealings by failing to properly supervise the activities of their associates.
- b. **Title 59, O.S. §§ 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(21)**, as 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 the Commission by failing to ensure all persons performing real estate licensed activities under the broker are properly licensed.

#### **Recommendation:**

The Case Examiner recommends the Commission enter into a consent order, and 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 licenses. If a consent order is not reached, the Case Examiner recommends a formal hearing be conducted.

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### **C-2022-162: Shelley Koster, Shelley Koster Real Estate, Inc., Kenny Perry and K&B Realty**

Possible violation(s) by Respondents **Perry, Koster, Shelly Koster Real Estate, Inc.:**

- a. **Title 59, O.S. §§ 858-312(8) and Okla. Admin. Code 605:10-17-4(12)**, as Respondents 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)**, as 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 belong to others.

Possible violation(s) by Respondents **Koster and Koster Real Estate, Inc.:**

- a. **Title 59, O.S. §§ 858-312(21)**, as Respondents may have paid a commission received by a real estate licensee to a person not licensed.
- b. **Title 59, O.S. §§ 858-312(9) and Okla. Admin. Code 605:10-17-4(6)**, as Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules by permitting an associate to operate as a broker or failing to supervise the activities of an associate.

Possible violation(s) by Respondents **Perry, Koster, Koster Real Estate Inc., and K & B Realty:**

- c. **Title 59, O.S. §§ 858-301 and 858-401**, as Respondents may have engaged in licensable real estate activities while K & B Realty's license was lapsed.

**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 licenses.

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**C-2022-332: Patty Dingle, Patty Dingle (proprietorship), and Glenda McBride**

Possible violation(s) by Respondents **Patty Dingle and Patty Dingle – Proprietorship:**

- a. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(6)**, as Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to properly supervise the activities of their associates.

Possible violation(s) by **Patty Dingle and Glenda McBride:**

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(12)**, as Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest by demonstrating bad faith or incompetency.

- b. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(16)**, as 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 allowing access or control of the property without the owner’s consent.
- c. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(17)**, as Respondents may have engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by providing false or misleading information to the Commission during investigation.
- d. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(18)**, as 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 interfering with an investigation.

**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 licenses.

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**C-2022-294: Emoly Walters, Robert Allen and Sage Realty Partners, LLC**

Possible violation(s) by Respondent **Walters**:

- a. **Title 59 O.S. § 858-312(2) and Okla. Admin. Code 605:10-17-5(2)**, as Respondent may have made substantial misrepresentations or false promises in the conduct of business, or through real estate licensees, or advertising by failing to disclose a known material defect regarding the condition of a parcel of real estate of which a broker or associate has knowledge.
- b. **Title 59 O.S. § 858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(20)**, as 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 her relationship to a party in the transaction.

Possible violation(s) by Respondent **Allen and Sage Realty Partners, LLC**:

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

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 and permitting an associate to operate as a broker.

**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).

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**C-2022-316: EXP Realty, LLC, Kathleen Fowler, Jay Johnson, Canopy Realty, Inc., and Osorje (AJ) Lang:**

Possible violation(s) by Respondents **EXP Realty LLC, Kathleen Fowler, Jay Johnson, Canopy Realty, and Osorje (AJ) Lang:**

- a. **Title 59 O.S. §858-312(8) – (9) and Okla. Admin. Code 605:10-17-4(4)**, as 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 the Commission by procuring the signature(s) and dates of such signature(s) to a purchase offer which has no definite maximum purchase price, or no method of payment, termination date, possession date or property description.
- b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(12)**, as Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission through conduct in a real estate transaction demonstrating bad faith or incompetency.

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)**, as 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 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 Respondent's professional license.

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**C-2022-136: Mark Bridge Multi Family Team (Unlicensed), Arville (Trey) Wheeler (Unlicensed), Jonathan Mitchell (Unlicensed), Mark Bridge, Cushman & Wakefield**

Possible violation(s) by Respondents:

- a. **Title 59 O.S. § 858-301**, as Respondents 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 licenses.

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**C-2022-153: Chong (Alex) Phu, GoldTree Realty, and Andrea Sheung**

Possible violation(s) by Respondent **Phu**:

- a. **Title 59 O.S. § 858-312(3) and 59 O.S. § 858-353(A)(1)**, as Respondent engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to treat all parties with honesty and exercise reasonable care.
- b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(12)**, as Respondent 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 conduct in a real estate transaction which demonstrates bad faith or incompetency.
- c. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-9-4(d)**, as Respondent 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

Possible violation(s) by Respondent **Gold Tree Realty**:

- a. **Title 59 O.S. § 858-312(3) and 59 O.S. § 858-353(A)(1)**, as Respondent engaged in conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings by failing to treat all parties with honesty and exercise reasonable care.
- b. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(12)**, as

Respondent 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 conduct in a real estate transaction which demonstrates bad faith or incompetency

- c. **Title 59 O.S. § 858-312(22)**, as Respondent offered, loaned, or paid financial requirements for a purchaser or seller.

Possible violation(s) by Respondent **Sheung**:

- a. **Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(12)**, as Respondent 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 conduct in a real estate transaction which demonstrates bad faith or incompetency.

**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 licenses.

## GENERAL BUSINESS

- I. Executive Director's Comments
  - i. Commissioner and Staff Service Recognition
  - ii. ARELLO leadership
- II. Review, discussion and possible vote to approve proposed 2023 OREC Contract Forms updates from the Contract Forms Committee
- III. FY23 Strategic Planning Discussion
  - i. Commission Operations & Projects
  - ii. Investigations
  - iii. Contract Forms Committee
  - iv. Education and Recovery Fund
  - v. Education
  - vi. Legislative Discussion
- IV. Annual Review of the Executive Director pursuant to 59 Okla. Stat. § 858-208(16)



- a. Possible vote to enter into Executive Session.
  - b. The Commission may vote to enter into Executive Session to discuss the employment of the Executive Director pursuant to 25 O.S. § 307(B)(1).
- V. Vote to Acknowledge return to Open Session
- VI. Possible action arising out of Executive Session related to the employment of the Executive Director

## **FINANCIALS & LICENSING**

Monthly 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** (Subject to Change)

March 8, 2023  
June 14, 2023  
September 13, 2023  
December 13, 2023

## **ADJOURNMENT**

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