



**OKLAHOMA**  
Real Estate Commission

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

**March 12, 2025**

**SPECIAL MEETING 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 December 11, 2024, Meeting Minutes
  - IV. Public Participation (“Open Topic”)
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**DISCIPLINARY ACTIONS**

**A. PROPOSED FINAL ORDERS – HEARING EXAMINER**

**1. Discussion and possible action on the Proposed Final Order provided by the Hearing Examiner for C-2024-188: Jessie Teehee (SA)**

**Recommended Order:**

Based on a review of the testimony and evidence admitted, being fully informed, and having considered the statements of counsel, the Hearing Examiner recommends:

- a. That the real estate license of Respondent Jessie Teehee should be revoked for a period of **three (3) years**, *Okla. Admin. Code 605:10-17-2(h)*.
- b. That Respondent Jessie Teehee should be assessed an **Administrative Fine** in the amount of

**\$1,500.00** for dishonest dealings, altering documents, and providing false evidence and statements to his broker and the Commission. **Title 59 O.S. §§ 858-312 (8 & 9); and Okla. Admin. Code 605:10-17-4(13).**

- c. That Respondent Jessie Teehee should be assessed an **Administrative Fine** in the amount of **\$500.00** for failing, within a reasonable time, to provide Muller with copies of transaction documents. **Title 59 O.S. §§858-312(6).**
- d. That Respondent Jessie Teehee should be assessed an **Administrative Fine** in the amount of **\$1,500.00** for conduct which constitutes untrustworthy, improper, and dishonest dealings by knowingly providing false or misleading information (documents which had been altered by Respondent) to the Commission. **Title 59 O.S. §§ 858-312 (8) & (9); and Okla. Admin. Code 605:10-17-4(18).**
- e. That Respondent Jessie Teehee should be assessed an **Administrative Fine** in the amount of **\$1,000.00** for conduct which constitutes untrustworthy, improper, and dishonest dealings by interfering with the investigation by tampering with evidence (altering documents) and withholding evidence (failing to deliver authentic copies) related to the investigation to the Commission. **Title 59 O.S. §§ 858-312 (8) &(9); and Okla. Admin. Code 605:10-17-4(19).**
- f. That Respondent Jessie Teehee should be assessed an **Administrative Fine** in the amount of **\$500.00** for conduct which constitutes untrustworthy, improper, and dishonest dealings by failing to keep Muller informed regarding the transaction. **Title 59 O.S. §§ 858-312(3); and 59 O.S. § 353(B)(2).**

**Proposed Executive Session for Proposed Final Order from Hearing Examiner in C-2024-188, Jessie Teehee**

- a. Discussion and possible action to enter into Executive Session pursuant to 25 O.S. § 307(B)(8), for the purpose of engaging in deliberations in individual proceeding C-2024-188, Respondent Jessie Teehee, 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.

## B. PROPOSED CONSENT ORDERS

### 1. C-2024-366: Jacob Salyer (MB)

The Investigations Department determined **Jacob Salyer** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(20)**, in that, Respondent cooperated with an unlicensed person to perform real estate activities.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(22)**, in that, Respondent failed to monitor the license status of his sales associate.

#### Consent Order:

Respondent **Jacob Salyer** hereby consents to:

1. An Administrative Fine totaling **Two Thousand Dollars (\$2,000)** to be paid within **thirty (30) days** of this Order.
2. A Plan of Improvement, as recommended by OREC staff, is to be followed by an office inspection within **sixty (60) days** of this Order. The recommendations of which include:
  - i. Implementing detailed onboarding procedure for new associates (i.e. checking licensee status to ensure license status is active, check transfer to firm was successful, ensure transfer has been requested and fulfilled by the previous broker and all fees paid associated with the transfer);
  - ii. Updating/implementing Policy and Procedures Manual for the firm in addition to Independent Contractor Agreements;
  - iii. Implementing a quarterly, internal licensee status Audit; and
  - iv. Implementing transaction management software or additional compliance procedures to ensure compliance from the start of a transaction to finish.

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### 2. C-2024-366: Rashelle Lott (SA- Inactive)

The Investigations Department determined **Rashelle Lott** is in violation of the following:

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

**Consent Order:**

1. **Respondent Rashelle Lott** hereby consents to an Administrative Fine totaling **One Thousand and Five Hundred Dollars (\$1,500)** to be paid within **thirty (30) days** of this Order.
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3. **C-2024-165: Sonny Leonardi (SA) and Casey Cook (MB)**

The Investigations Department determined **Sonny Leonardi** and **Casey Cook** are in violation of the following:

- a. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(a)(6)**, in that, Respondents advertised a property for sale before the effective date of the listing agreement.
- b. **Title 59 O.S. § 858-312(11)**, in that, Respondents advertised for sale a property prior to effective consent of the owner or owner's authorized representative.

**Consent Order:**

1. **Respondent Sonny Leonardi** hereby consents to an Administrative Fine totaling **Six Hundred and Fifty Dollars (\$650)** to be paid within **thirty (30) days** of this Order.
  2. **Respondent Casey Cook** hereby consents to a **Letter of Caution**.
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4. **C-2024-165: Eric Stevens (SA)**

The Investigations Department determined **Eric Stevens** 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 failed to disclose he was a licensee on a purchase contract.
- b. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(d)(1)**, in that, the Respondent failed to disclose in writing his status as a licensee with his license number.

**Consent Order:**

1. **Respondent Eric Stevens** hereby consents to an Administrative Fine totaling **Five Hundred Dollars (\$500)** to be paid within **thirty (30) days** of this Order.
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5. **C-2024-222: Regina Jones (MB)**

The Investigations Department determined **Regina Jones** is in violation of the following:

- a. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of an associate.

**Consent Order:**

1. Respondent Regina Jones hereby consents to an **Administrative Fine totaling Five Hundred Dollars (\$500)** to be paid within thirty (30) days of this Order.
6. **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**

**C. CASE EXAMINER REPORTS**

1. **C-2024-313: Alexander Smith (SA), Hall Smith (SA), Barbara Sander (MB), and Niki McClain Inc.**

The Investigations Department determined Respondents **Alexander Smith** and **Hall Smith** 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 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)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission.
- c. **Title 59 O.S. § 858-312(23)**, in that, Respondents may have violated the Residential Property Condition Disclosure Act.

The Investigations Department determined the Respondents **Barbara Sander** and **Niki McClain** 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, 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.

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**2. C-2024-391: Tory Shown (SA), Chuck Clark (MB), Butterfield Overland Realty and Auction, LLC**

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

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

The Investigations Department determined Respondents **Chuck Clark and Butterfield Overland Realty and Auction, LLC** may be violation(s) of the following:

- a. **Title 59 O.S. § 858-312(8) 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 cooperating with an unlicensed person to perform real estate activities.
- b. **Title 59 O.S. § 858-312(8) 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 failing to monitor the license status of an associate.
- c. **Title 59 O.S. § 858-312(9)**, in that, Respondents 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.

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**3. C-2024-404: Debra Dodson (BA), Marilyn Burke (BP), and Marilyn Burke Proprietorship**

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

- a. **Title 59 O.S. §§ 858-312(3) and 858-353**, in that, Respondent may have failed to comply with the requirements of Sections 858-351 through 858-363 of Title 59.
- b. **Title 59 O.S. § 858-312(9)**, in that, 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 **Marilyn Burke** and **Marilyn Burke Proprietorship** may be violation(s) of the following:

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

## **D. GENERAL BUSINESS**

### **1. Executive Director's Report**

- a. Commission Operations and Updates
- b. Legislative Session Update & Discussion

### **2. Swearing In – Arden Nerijs, General Counsel & Corrie Flanagan, Administrative Assistant**

### **3. Investigations Update – Chief Investigator, Riece Baker**

### **4. Proposed Executive Session for Executive Director Annual Review**

- a. 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, Grant Cody, in annual review.
- 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

### **5. Proposed Executive Session regarding pending litigation:**

- a. Discussion and possible vote to enter Executive Session pursuant to 25 O.S. § 307(B)(4) for the purpose of engaging in confidential communications between the Commission and legal counsel concerning CJ-2022-6350, where counsel has determined that disclosure of information related to the matter will seriously impair the ability of the Commission to

process, defend, or otherwise conduct pending litigation.

- b. Vote to enter Executive session.
- c. Executive Session pursuant to 25 O.S. § 307(B)(4).
- d. Vote to return to Open Session.
- e. Possible action on item(s) discussed in Executive Session.

## **E. FINANCIAL & FISCAL**

Monthly Financial Report – Bailey Crotty, Deputy Director

## **F. EDUCATION**

Monthly Education Report – Matthew Holder, Education Director

## **G. LICENSING**

Monthly Licensing Report – Keila Hill, Licensing Supervisor

## **H. FUTURE MEETING DATES (subject to change)**

May 14, 2025 (Strategic Planning)

August 13, 2025

October 8, 2025\*

December 10, 2025

## **I. ADJOURNMENT**

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