



Hyatt Regency Tulsa Downtown | 100 East Second Street | Tulsa,  
Oklahoma 74103

**October 8, 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 August 13, 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**

#### **B. PROPOSED CONSENT ORDERS**

##### **1. C-2025-85: Blake Montgomery (SA)**

The Investigations Department determined **Blake Montgomery** is in violation of the following:

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- 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(3)**, in that, the Respondent failed to keep the party he was providing brokerage services to informed regarding the transaction.
- c. **Title 59 O.S. § 858-312(6)**, in that, the Respondent failed to account for or remit documents or other property coming into his possession which belong to others.
- d. **Title 59 O.S. § 858-312(8) and OAC 605:10-17-4(13)**, in that, the Respondent signed as his client without their written authorization.
- e. **Title 59 O.S. § 858-312(8) and OAC 605:10-17-4(23)**, in that, the Respondent performed real estate activities outside of his broker's supervision.

### **Consent Order**

- 1. **Respondent Blake Montgomery** hereby consents to a **Full Suspension** of his Sales Associate license, License No. 174199, for a period of **eighteen (18) months** from the effective date of this Order. Respondent's reinstatement after the suspension is contingent upon the completion of the Continuing Education in this Order, full payment of the Administrative Fine in this Order, and otherwise complying with requirements for licensure.
- 2. An **Administrative Fine** totaling **Eight Thousand Dollars (\$8,000)** to be paid in full within eighteen (18) months of this Order with the first payment being due within thirty (30) days of this Order.
- 3. **Twenty (20) Hours of Continuing Education** to include: six (6) hours in Contracts, three (3) hours in OREC Code and Rules, and three (3) hours in the Broker Relationship Act to be completed within eighteen (18) months of this Order.

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2. **C-2025-44: Mathew Zalk (MB), MBZ Property Management, LLC (BO), MBZ Property Management, LLC**

The Investigations Department determined **Mathew Zalk** 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 a branch office to operate without a branch broker and proper licensure.

- b. **Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-7-7(a)**, in that, the Respondent failed to license with the Commission an additional office location as a branch office.

The Investigations Department determined **MBZ Property Management, LLC** 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 a branch office to operate without a branch broker and proper licensure.
- b. **Title 59 O.S. § 858-312(9) and *Okla. Admin. Code* 605:10-7-7(a)**, in that, the Respondent failed to license with the Commission an additional office location as a branch office.

The Investigations Department determined **MBZ Property Management, LLC (BO)** is in violation of the following:

- a. **Title 59 O.S. §§ 858-301 and 858-401, in that**, the Respondent engaged in licensable activity prior to obtaining the required real estate licensure and received commission or other valuable consideration from those transactions.

#### **Consent Order**

1. **Respondent Mathew Zalk** hereby consents to an Administrative Fine totaling **Four Thousand and Two Hundred and Fifty Dollars (\$4250)** to be paid within **thirty (30)** days of this Order.
2. **Respondent MBZ Property Management LLC** hereby consents to a **Letter of Caution**.
3. **Respondent MBZ Property Management LLC (BO)** hereby consents to a **Letter of Caution**.

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### 3. **C-2025-170: Alexander Chang (MB)**

The Investigations Department determined **Alexander Chang** is in violation of the following:

- a. **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
- b. **Title 59 O.S. § 858-312(27)**, in that, the Respondent failed to notify the Commission in writing of a guilty plea to a felony offense within thirty (30) days after the plea was taken.

**Consent Order:**

1. **Respondent Alexander Chang** hereby consents to **voluntary surrender** of his **Managing Broker** license with **immediate reinstatement** as a **Broker associate**.
  2. Upon Chang's voluntary surrender of his broker license, **an eligible individual will become managing broker** for **Ace Group Realty** within **thirty (30) days** of the date this Consent Order is approved in compliance with the Commission's Code and Rules:
  3. Chang will **not be eligible** to **re-apply** for a **Managing Broker** license until **twenty-four (24) months** after the Consent Order is approved.
  4. If Chang wishes to re-apply for a Managing Broker license after the expiration of twenty-four (24) months from the date this Consent Order is approved, he must complete the **fifteen (15) hour Broker in Charge Course**, complete **one (1) hour of OREC Code and Rules Continuing Education**, and submit a **background check** prior to consideration for a Managing Broker license;
  5. Respondent Alexander Chang hereby consents to an Administrative Fine totaling **Two Thousand and Five Hundred Dollars (\$2500)** to be paid within **thirty (30) days** of this Order.
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4. **C-2025-264: Samuel Lopez (PSA) and Christopher Turrobiartes (MB)**

The Investigations Department determined **Samuel Lopez** 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 gave lockbox to a client without owner permission.
- b. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(17)**, in that, the Respondent allowed access to a property without the property owner's consent.
- c. **Title 59 O.S. § 858-312(9)**, in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate Code or Rules promulgated by the Commission.

The Investigations Department determined **Christopher Turrobiartes** 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, the Respondent failed to supervise the activities of an associate.

**Consent Order:**

1. Respondent **Samuel Lopez** hereby consents to an Administrative Fine totaling **Seven Hundred and Fifty Dollars (\$750)** to be paid within **ninety (90) days** of this Order.
  2. Respondent **Christopher Turrobiartes** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)** to be paid within **thirty (30) days** of this Order.
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5. **C-2025-129: Jarrett Gentry (SA) and Courtney Gentry (MB)**

The Investigations Department determined **Jarrett Gentry** is in violation of the following:

- a. Title 59 O.S. § 858-312(8) and *Okla. Admin. Code 605:10-17-4(8)*, in that, the Respondent failed to disclose interest in the property he was selling as a licensee.
- b. Title 59 O.S. § 858-312(8) and *Okla. Admin. Code 605:10-17-4(13)*, in that, the Respondent failed to disclose his beneficial interest as owner in writing on transaction documents.
- c. Title 59 O.S. § 858-312(9) and *Okla. Admin. Code 605:10-9-4(d)(1)*, in that, the Respondent failed to disclose his status as a licensee in writing with his license number.

The Investigations Department determined **Courtney Gentry** 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, the Respondent failed to supervise the activities of an associate.

**Consent Order:**

1. Respondent **Jarrett Gentry** hereby consents to an Administrative Fine totaling **Five Hundred Dollars (\$500)** to be paid within **thirty (30) days** of this Order.
  2. Respondent **Courtney Gentry** hereby consents to an Administrative Fine totaling **Three Hundred and Fifty Dollars (\$350)** to be paid within **thirty (30) days** of this Order.
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6. **C-2025-280: Cheryl Martin (MB)**

The Investigations Department determined **Cheryl Martin** is in violation of the following:

- a. Title 59 O.S. § 858-312(9), in that, the Respondent disregarded or violated a provision of the Oklahoma Real Estate Code and Rules.
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- b. **Title 59 O.S. § 858-312(21)**, in that, the Respondent attempted to pay a fee or consideration to an unlicensed individual.

**Consent Order:**

**Respondent Cheryl Martin** 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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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-2025-213: Ieasha Howell-Larkpor (MB) and Thunder Team Realty, Inc.**

The Investigations Department determined Respondents **Ieasha Howell-Larkpor and Thunder Team Realty, Inc.** may be in violation(s) of the following:

- a. **Title 59 O.S. § 858-312(2)** in that, the Respondents may have made substantial misrepresentations or false promises in the conduct of business through advertising to influence, persuade, or induce 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(9) and Okla. Admin. Code 605:10-9-4(a)(5)**, in that, the

Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or rules promulgated by utilizing an advertisement that was misleading, inaccurate, or misrepresented the property terms, values, services, or policies.

- d. Title 59 O.S. § 858-312(28)**, in that, the Respondents may have solicited, sold, or offered for sale real property by means of a deceptive practice.

**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

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**2. C-2025-93: Danandson, LLC and Daniel Belcher (MB)**

The Investigations Department determined Respondents **Danandson, LLC and Daniel Belcher** 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, the 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 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.

## **D. GENERAL BUSINESS**

1. Executive Director's Report
  - a. Legislative Update
  - b. Contract Forms Committee Updates
  - c. Commission Operations and Updates
2. Discussion and Possible Vote to Adopt Proposed Notice of Homeowner's Cancellation Notice of Wholesale Real Estate Purchase Contract
3. Discussion and Possible Vote to Adopt Proposed Notice to Buyer – Deed Fraud Notice
4. Discussion and Possible Vote to Adopt Proposed Contract Forms Updates from the Oklahoma Real Estate Contract Forms Committee
5. Discussion and Possible Vote to Approve Amended Commission Meeting Date – October 21<sup>st</sup>, 2026 held in conjunction with OAR
6. Discussion and Possible Vote to approve obtaining quotes for learning management system
7. 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.
  - 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 – Chief Investigator, Riece Baker

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## **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)**

November 19<sup>th</sup>, 2025 (Special Meeting)

December 10, 2025

March 11<sup>th</sup>, 2026

## **K. ADJOURNMENT**

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