



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

**December 11, 2024**

## **AGENDA**

### **OPENING OF BUSINESS MEETING**

- I. Call to Order at 9:30 am
- II. Invocation and Pledge of Allegiance
- III. Approval of September 18, 2024, 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**

## **CONSENT ORDERS**

### **1. C-2024-188: Jessie Teehee (SA)**

Investigations determined **Jessie Teehee** is in violation of the following:

- a. **Title 59 O.S. § 858-312(3)**, in that, Respondent failed to comply with 59 O.S. § 858-353(B)(2) when he failed to keep the party he was providing brokerage services to informed regarding the transaction.
- b. **Title 59 O.S. § 858-312(6)**, in that, Respondent failed to deliver all transaction documents that came into his possession to his buyer client prior to their execution.
- c. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent

signed real estate transaction documents on behalf of his client without their written permission.

- d. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(18)**, in that, Respondent knowingly provided false or misleading information to the Commission.
- e. **Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(19)**, in that, Respondent interfered with an investigation by tampering with evidence related to the investigation.
- f. **Title 59 O.S. § 858-312(9)**, in that, Respondent disregarded or violated provisions of the Oklahoma Real Estate License Code and Rules.

### **Consent Order:**

**Respondent Jessie Teehee** hereby consents to:

- 1. **A Full Suspension of his Sales Associate license**, License No. 141974, **for a period of Two (2) Years 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. Respondent will be subject to the Reinstatement requirements for a surrendered license as provided in OAC 605:10-7-2(j).
  - 2. An **Administrative Fine of Five Thousand Dollars (\$5,000)** to be paid within **one-hundred and fifty (150) days** of this Order.
  - 3. **One (1) Hour of Continuing Education** in Oklahoma Real Estate Commission Code and Rules to be completed within **Two (2) Years** from the effective date of this Order. This Continuing Education shall not count towards Respondent's Continuing Education requirements for licensure.
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2. **C-2024-188: Kathleen Forrest (BB) and Gwen Arveson (MB)**

Investigations determined **Kathleen Forrest** is in violation of the following:

- a. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of a sales associate.

Investigations determined **Gwen Arveson** is in violation of the following:

- a. **Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent failed to supervise the activities of a sales associate.

### **Consent Order:**

- 1. **Respondent Kathleen Forrest** hereby consents to an **Administrative Fine** totaling **Three Hundred and Fifty Dollars (\$350)** to be paid within thirty **(30) days** of this Order **and One (1)**

hour of Continuing Education in Oklahoma Real Estate Commission Code and Rules to be completed with a certificate of completion submitted to OREC within sixty (60) days of this Order.

**2. Respondent Gwen Arveson** hereby consents to an Administrative Fine totaling Three and **Fifty Dollars (\$350)** to be paid within thirty (30) days of this Order **and One (1) hour** of Continuing Education in Oklahoma Real Estate Commission Code and Rules to be completed with a certificate of completion submitted to OREC within sixty (60) days of this Order.

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**3. C-2024-90: Mason Ghaniabadi (MB)**

Investigations determined **Mason Ghaniabadi** is in violation of the following:

**a. Title 59 O.S. § 858-312(2)**, in that, Respondent allowed a preapproval letter that had not been formally approved by the bank to be misrepresented as approved by the bank.

**b. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, Respondent unintentionally allowed a preapproval letter that had not been formally approved by the Bank to be submitted on his behalf in a transaction.

**c. Title 59 O.S. § 858-312(9)**, in that, Respondent disregarded or unintentionally violated provisions of the Oklahoma Real Estate Code or Rules.

**Consent Order:**

Respondent **Mason Ghaniabadi** hereby consents to:

**1. An Administrative Fine of Four Thousand and Five Hundred Dollars (\$4,500).** This is to be paid within thirty (30) days of this Order.

**2. Fifteen (15) hours of Continuing Education** by retaking the **Broker in Charge Course**. This Course is to be completed within **one-hundred-and-twenty (120)** days from the effective date of this Order.

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**4. C- 2023-483: Jessica Butler-Fox (SA)**

Investigations determined **Jessica Butler-Fox** is in violation of the following:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-7-5(a)**, in that, Respondent failed to file a change of name within ten (10) days of the change.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(10)**, in that, Respondent failed to respond to a complaint in writing within the required timeframe.

**Consent Order:**

**1. Respondent Jessica Butler- Fox** hereby consents to an Administrative Fine totaling **One Thousand One Hundred and Fifty Dollars (\$1150)**.

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**5. C-2024-248: Yasmin Salama (SA), Courtney Roberts (BB), McGraw Davisson Stewart, LLC (BO), Lindsey Schlomann (MB), McGraw Davisson Stewart, LLC**

Investigations determined **Yasmin Salama** is in violation of the following:

- a. **Title 59 O.S. §858-312(8)**, in that, Respondent Salama engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by misleading a party to enter a contract.
- b. **Title 59 O.S. § 858-312(9)**, in that, Respondent Salama disregarded and violated a provision of the Oklahoma Real Estate License Code or rules promulgated by the Commission by failing to include a contingency in the contract for sale.

Investigations determined **Courtney Roberts** is in violation of the following:

- a. **Title 59 O.S. § 858-312(9); and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondent Roberts failed to properly supervise the activities of sales associate

**Consent Order:**

**1. Respondent Yasmin Salama** hereby consents to an **Administrative Fine** totaling **Seven Hundred Fifty Dollars (\$750)** and **complete 3 hours of Continuing Education in Contracts**, within ninety (90) days after the adoption and approval of the Consent Agreement.

**2. Respondent Courtney Roberts** hereby consents to an **Administrative Fine** totaling **Three Hundred Fifty Dollars (\$350)**.

**3. Respondent McGraw Davisson Stewart, LLC (brokerage)** should be **dismissed** from this Complaint.

**4. Respondent McGraw Davisson Stewart, LLC (branch brokerage)** should be **dismissed** from this Complaint.

**5. Respondent Lindsey Schlomann, Managing Broker** should be **dismissed** from this Complaint.

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**6. C-2024-115: Karen Weldin (MB) and Eufaula Lakeshore Realty, LLC**

Investigations determined **Karen Weldin** is in violation of the following:

**a. Title 59 O.S. §§ 858-312(8), (9)& (11), and Okla. Admin. Code 605:10-9-4(6)**, in that, Respondent engaged disregarded or violated provisions of the Oklahoma Real Estate License Code or rules promulgated by the Commission by advertising property for sale without the permission of the owner or owner's authorized representative.

**Consent Order:**

**1. Respondent Karen Weldin** hereby consents to an **Administrative Fine** totaling **Four Hundred and Fifty Dollars (\$450)**.

**2. Respondent Eufaula Lakeshore Realty, LLC** is **dismissed** from the Complaint.

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**7. C-2023-450 & C-2023-503: Donita Duer (SA)**

Investigations determined **Donita Duer** 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 bad faith and incompetency.

**b. Title 59 O.S. § 858-312(8)-(9) and Okla. Admin. Code 605:10-17-4(17)**, in that, Respondent allowed access or control of a property without owner authorization.

**Consent Order:**

Respondent **Donita Duer** hereby consents to:

**a. An Administrative Fine** totaling **Two Thousand Dollars (\$2000)**. This shall be paid in full within eight (8) months of the effective date of this order.

**b. Three (3) hours of Continuing Education in Contracts**, not to be counted toward Continuing Education requirements for licensure. This shall be completed within sixty (60) days of the effective date of this Order.

**c. One (1) hour of Continuing Education in Oklahoma Real Estate Commission Code and Rules**, not to be counted toward Continuing Education requirements for licensure. This shall be completed within sixty (60) days of the effective date of this Order.

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**8. C-2023-450 & C-2023-503: Darell Duer (MB)**

Investigations determined **Darell Duer** 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 associates.**

**Consent Order:**

- 1. Respondent Darrell Duer hereby consents to an Administrative Fine totaling Seven Hundred and Fifty Dollars (\$750) to be paid within thirty (30) days of the effective date of this Order.**
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**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

1. **C-2024-165: Sonny Leonardi (SA), Casey Cook (MB), Green Meadow Realty Inc., Eric Stevens (SA), Patrick Garrett (MB), and Allied, Inc.**

Possible Violation(s) by Respondents **Sonny Leonardi, Casey Cook and Green Meadow Realty, Inc.:**

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(6)**, in that, 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 advertising a property for sale before the effective date of the agreement.

**b. Title 59 O.S. § 312(11)**, in that, Respondents may have advertised or offered for sale without the consent of the owner or the owner's authorized representative.

**c. Title 59 O.S. § 312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, 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 demonstrating bad faith or incompetency.

Possible Violation(s) by Respondent **Eric Stevens:**

**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(d)(1)**, in that, Respondent may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to disclose in writing his status as a licensee with his license number.

Possible Violation(s) by Respondents **Patrick Garrett and Allied Inc.:**

**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 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.

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**2. C-2024-222: Jay Johnson (SA), Regina Jones (MB), and EXP Realty, LLC**

Possible Violation(s) by Respondent **Jay Johnson**:

**a. Title 59 O.S. § 858-312(8)**, 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 disclose in writing to all parties that he was providing broker services to his client and had a beneficial interest in the entity providing the financial services to his client.

**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.

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

Possible Violation(s) by Respondents **Regina Jones** and **EXP Realty, LLC**:

**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 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.

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**3. C-2023-411: Daniel Belcher (MB) and Top Tier Real Estate, LLC**

Possible Violation(s) by Respondents **Daniel Belcher** and **Top Tier Real Estate, LLC**:

**a. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, 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 demonstrating bad faith or incompetency.

**b. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(20)**, in that, 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 cooperating with an unlicensed person to perform real estate activities.

**c. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(24)**, in that, 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 maintain trust account records.

**d. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-3.2**, in that Respondents may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to register a team name that was being utilized in advertisements.

**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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**4. C-2024-274: Tarek Wazzan (MB) and Vogodo Auctions, LLC**

Possible Violation(s) by Respondents **Tarek Wazzan** and **Vogodo Auctions, LLC**:

**a. Title 59 O.S. § 858-312(8) and Okla. Admin. Code 605:10-17-4(13)**, in that, 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) and Okla. Admin. Code 605:10-9-4(d)(1)**, in that, Respondents may have disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by failing to disclose licensure status and his license number on a purchase agreement.

**c. Title 59 O.S. § 858-312(20)**, in that, Respondents may have advertised property to buy, sell, rent or exchange real estate without disclosing the licensee is a real estate licensee.

**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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**5. C-2024-266: Breya Forshee (PSA), Benjamin Floyd (BB), Regina Jones (MB), EXP Realty, LLC and EXP Realty, LLC (BO)**

Possible Violation(s) by Respondent **Breya Forshee**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-9-4(c)**, in that, Respondent may have violated a provision of the Oklahoma Real Estate License Code or Rules promulgated by the Commission by advertising an unregistered team name on a social media page without broker permission.

Possible Violation(s) by Respondents **Benjamin Floyd, Regina Jones, EXP Realty, LLC (BO) and EXP Realty, LLC**:

**a. Title 59 O.S. § 858-312(9) and Okla. Admin. Code 605:10-17-4(7)**, in that, Respondents may have violated 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 recommends the Complaint be **dismissed**.

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**6. C-2024-283: Robert Stanbrough (SA), Gwen Arveson (MB), Nancy Everson (BB), Einstein Group, LLC and Einstein Group, LLC (BO)**

Possible Violation(s) by Respondent **Robert Stanbrough**:

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

Possible Violation(s) by Respondents **Nancy Everson** and **Gwen Arveson**:

**a. Title 59 O.S. § 858-312(9) and OAC 605:10-17-4(22)**, in that, Respondents may have violated a provision of the Oklahoma Real Estate Commission License Code or Rules promulgated by the Commission by failing to monitor the license status of an associate.

**Recommendation:**

The Case Examiner recommends the Complaint be **dismissed**, subject to Respondents being administratively disciplined with a Letter of Caution from the Commission staff.

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## GENERAL BUSINESS

1. Executive Director's Report
2. Recognizing Commissioner Mary Terry – 2023-2024 Chair of the Real Estate Commission
3. Discussion, Nominations, and Possible Vote to Appoint up to three (3) individuals to the Contract Forms Committee
4. Investigations Year End Update – Chief Investigator, Riece Baker
5. Public Comments / Hearing on 2025 Proposed Administrative Rule Amendments pursuant to the Administrative Procedures Act, 75 O.S. § 250.1 *et seq.*
  - A. OAC 605 Chapter 10. Requirements, Standards and Procedures
    - i. Subchapter 3. Education and Examination Requirements
      1. 605:10-3-6 (Clarified Contracts requirement necessary for all associates, even when completing Broker in Charge course)
      2. 605:10-3-7 (Removal of unnecessary form language for post-license submission)
    - ii. Subchapter 9. Broker's Operational Procedures
      1. 605:10-9-8 (Clarified to destroy branch office certificate when closing branch office)
    - iii. Subchapter 13. Trust Account Procedures
      1. 605:10-13-1 (Trust account records must be available for inspection)
    - iv. Subchapter 15. Disclosures, Brokerage Services and Statute of Frauds
      1. 605:10-15-2 (Removal of unnecessary date language, removal of unnecessary agreement language)
      2. 605:10-15-3 (Removal of redundant language in statute)
    - v. Subchapter 17. Causes for Investigation; Hearing Process; Prohibited Acts; Discipline

1. 605:10-17-2 (Complaint procedures)
2. 605:10-17-4 (Definition of “Immediate Family Relationship” for Disclosure of Immediate Family Relationship)

## Education

Monthly Education Report – Matthew Holder, Education Director

## Financial

Monthly Financial Report – Bailey Crotty, Deputy Director

## LICENSING

Monthly Licensing Report – Keila Hill, Licensing Supervisor

## 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 12, 2025

May 14, 2025

August 13, 2025

October 8, 2025\*

December 10, 2025

## ADJOURNMENT

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