

**NOTICE IS HEREBY GIVEN THAT THE REGULAR MONTHLY MEETING OF
MEMBERS OF THE OKLAHOMA REAL ESTATE COMMISSION WILL BE HELD
AT THE FOLLOWING TIME AND PLACE:**

**March 14, 2007 – 8:30 A.M.
OKLAHOMA REAL ESTATE COMMISSION
2401 NW 23RD STREET, SUITE 18
OKLAHOMA CITY, OKLAHOMA**

**OKLAHOMA REAL ESTATE COMMISSION
AGENDA – BUSINESS MEETING
March 14, 2007**

Preliminary Agenda

I. OPENING OF BUSINESS MEETING

- A. Call to Order – 8:30 a.m.**
- B. Approval of Minutes from the January 10th and January 31st, 2007 regular meetings.**
- C. Public Participation (Open Topic).**
- D. The Commission May Vote to Approve, Disapprove or Take Other Action on Any Item Listed on this Agenda.**
- E. The Commission will conduct a public hearing at 10:00 a.m. for the purpose of adopting Permanent Rules.**

II. FORMAL ACTION – APPEALS/HEARINGS

A. APPLICANT APPEAL

A-2006-074 – CINDY LOU SMITH (PSA) – Stillwater (Kisner): Ms. Smith was scheduled to appear before the Commission on December 6, 2006 and January 10, 2007 with a sponsoring Broker, but postponed her appearances.

Ms. Smith's application was administratively denied on October 13, 2006 based on the fact that although she disclosed on her application that she had been convicted of a crime, she did not submit any details regarding her arrest record. The Investigations Department obtained information indicating applicant had numerous arrests between 1991 and 1996, including (but not limited to) Unlawful Possession of Marijuana (2), Unattended Child, Driving Under the Influence (2), Public Intoxication and Assault and Battery on a Police Officer.

A-2006-089 – CYNTHIA MARIE DIXON (PSA) – Tulsa (Kisner): Ms. Dixon appeared before the Commission on January 31, 2007 without her sponsoring Broker, who failed to appear on her behalf. Following discussion a motion was made to table Ms. Dixon's appeal pending a personal appearance by her sponsoring Broker.

Administratively denied on December 14, 2006 based on the fact that she indicated on her application that in 1989 and 1991, she had been arrested for Driving Under the Influence in Mesa, Arizona. The Investigations Department obtained information that under Case Number 9054680 (1990), she was charged with False Reporting – Count 1, Driving While Intoxicated – Count 2 and No Proof of Insurance – Count 3. She received a \$500.00 fine with \$200.00 sanction on Count 1, sentenced to 60 days incarceration with Alcohol Screening on Count 2 and two (2) years probation on Count

3. All fines, fees and court requirements were satisfied. Under Case Number 8925304 (1989), she was charged with Driving Under the Influence and received a \$250.00 fine. Additional information revealed that in January 2004, she was arrested and charged with Driving Under Suspension and Displaying False License Plate, resulting in a one (1) day incarceration and a \$380.00 fine. On February 7, 2004, she was charged with Assault and Criminal Damage (charges dismissed), and Assault again on February 9, 2004, and was ordered to undergo counseling in lieu of a fine.

A-2006-092 – **ANDREW GARRETT WHITEHEAD** (PSA) – Oklahoma City (Kisner): Administratively denied on December 21, 2006 based on the fact that he disclosed on his application that although he had not been arrested or convicted, he was currently serving probation. Further information obtained by the Investigations Department revealed that the applicant, under Case Number 053068414, while working part-time at a 24-hour entertainment center, he was cited by the Oklahoma City Police for allowing customers to play pool after 2:00am and received a one (1) year deferred sentence and probation until March 2007. He was ordered to pay \$164.00 in fines, of which \$64.00 is still outstanding.

A-2007-001 – **KRISTY ANN CATON** (PSA) – Perry (Kisner): Administratively denied on January 9, 2007 based on the fact that she disclosed on her application that she had been arrested twice in 1994 for Possession of Marijuana and twice (1997 and 1998) in the State of Colorado for Driving While Ability Impaired. Further information obtained by the Investigations Department revealed the following:

-Case Number 1994-T-010336 (August 1994): was charged with Speeding – Count 1 and Operating Vehicle Without Insurance – Count 2. The Speeding charge was dismissed and she was ordered to pay \$138.00 in fines and costs on Count 2.

-Case Number 1997-T-012258 (October 1997): was charged with Driving Under the Influence – Count 1, Driving Vehicle when Blood Alcohol is .10 or higher – Count 2, Failure to present Proof of Insurance – Count 3, Reckless Driving – Count 4, Driving While Ability Impaired – Count 5 and Careless Driving – Count 6. Counts 1 through 4 were dismissed, but she was sentenced to 30 days incarceration, with one (1) year probation, \$399.00 fine and twenty-four (24) hours community service on the remaining counts.

-Case Number 1998-T-001633 (January 1998): was charged with Driving When License Under Restraint – Count 1 and Permitting Unauthorized Person to Drive – Count 2. Count 1 was dismissed and she was ordered to pay \$57.00 in fines and costs.

-Case Number 1998-T-007021 (June 1998): was charged with Driving Without a Valid License (dismissed) – Count 1 and Permitting Unauthorized Minor to Drive – Count 2. She was ordered to pay \$35.00 in fines and costs.

-Case Number 1998-T-007754 (June 1998): was charged with Careless Driving – Count 1 (dismissed), Driving while Ability Impaired – Count 2 and Leaving the Scene of an Accident/Property Damage – Count 3 (dismissed). She was sentenced to 175 days incarceration, 5-day electronic surveillance and 48 hours community service. She was ordered to pay \$709.00 fines and costs. All fines and costs were paid, and all court requirements were completed.

-Case Number CM-1994-273 (April 1994 Payne County, OK): was charged with Unlawful Possession of Marijuana – Count 1, Unlawful Possession of Paraphernalia – Count 2 and Speeding – Count 3. No additional documentation was available, as the case was expunged.

-Case Number CM-1994-273 (November 1994 Major County, OK): was charged with Unlawful Possession of Marijuana and received a one (1) year deferred sentence, with

\$270.00 in fines and costs. All fines and costs were paid and all court requirements were completed.

A-2007-003 – **CATHERINE LEONA CRAIG** (PSA) – Ponca City (Kisner): Administratively denied on January 9, 2007 based on the fact that she indicated on her application that she had been arrested for domestic violence in 2001 and 2002 while in Wichita, KS. Details gathered by the Investigations Department revealed that under Case Number 01-C116911, she was arrested and charged with Domestic Violence (Battery – Physical C). This case was dismissed as part of a plea agreement reached under Case Number 02-C22665, where she was charged with the same offense and received unspecified treatment in lieu of a six (6) month sentence, and was ordered to pay \$200.00 in fines and costs. All fines, costs and court requirements have been fulfilled.

A-2007-005 – **KYLE DAVIDSON WATSON** (PSA) – Tulsa (Sokolosky): Administratively denied on January 9, 2007 based on the fact that he disclosed on his application a 1996 arrest in Tulsa County, where he was charged with Possession of a Controlled Dangerous Substance. The information provided to the Investigations Department indicated that under Case Number CM-2005-6115 (Tulsa County), he was charged with Obstructing an Officer and received a one (1) year deferred sentence, \$250.00 fine, \$150.00 VCF and costs, all of which have been paid. Under Case Number CM-1995-4641 (Tulsa County), he was charged with Unlawful Possession of Controlled Drug – Count 1 and Unlawful Possession of Paraphernalia – Count 2. He was sentenced to two (2) years incarceration, \$1,000.00 fine, \$500.00 Mental Health Fund, \$100.00 Drug Fund, \$150.00 Lab Fee and costs. All fines, costs and court requirements have been completed.

A-2007-006 – **STEVEN SCOTT WRIGHT** (PSA) – Tahlequah (Sokolosky): Administratively denied on January 9, 2007 based on the fact that he disclosed on his application a 2005 arrest in La Plata County, CO and subsequent probation until May 2009. Information gathered by the Investigations Department revealed that under Case Number 2005-CR-000603, he was charged with Criminal Mischief – Count 1 and Trespassing 2 (On Agricultural Land) – Count 2. On Count 1, he received a three (3) year deferred sentence, 15 days incarceration, \$1,800.00 Probation Supervision Fee, \$162.50 VAST, \$125.00 VCF, \$35.00 court costs, \$25.00 “Request Time to Pay” Fee, \$45.00 Drug Standardized Test and 75 hours community service. He received three (3) years probation on Count 2 and all fines and costs have been paid.

A-2007-007 – **SANDRA KAY WINEBERRY** (PSA) – Midwest City (Sokolosky): Administratively denied on January 11, 2007 based on the fact that she disclosed on her application an arrest for false representation and concealing stolen property. Information was provided to the Investigations Department indicating that under Case Number CF-1990-4286 (Oklahoma County), she was charged with Obtaining Welfare Assistance by Means of False Representation, and received a five (5) year suspended sentence, costs and VCA. However, an application to accelerate the sentence was filed after her arrest under Case Number CF-1992-479, where she was charged with two (2) counts of Larceny of Merchandise from a Retailer – Count 1 (both counts dismissed), and two (2) counts of Concealing Stolen Property (one count dismissed). On the remaining count, she received a three (3) year suspended sentence and costs, with the sentence running concurrent with CF-1990-4286. All requirements were met and she was pardoned on July 3, 2002.

A-2007-025 – **WALLACE L. LAWRENCE** (Pre-approval Broker) – Edmond (Sokolosky): Administratively denied on February 8, 2007 based on the fact that under Commission Case Number C-2003-016, his Broker's license was ordered revoked after he was found in violation of Title 59 O.S. §858-312, Subsections 2, 3, 6, 9, 20, 23 and 27; Rules 605:10-17-4(12) and (13); 605:10-17-5(1) and (2); 605:10-13-1(a)(1)(A) and (c).

B. CONSENT AGREEMENT

C-2006-118 – **Dominion Group LLC, Ruth Boss (B) and Ann Campbell (SA)** – Edmond (Kisner): Respondent Campbell entered into a plea agreement in which she pled guilty in Case Number CR-06-275 in the United States District Court for the Western District of Oklahoma. The allegations set forth, if proven, would constitute a violation of Title 59, O.S. §858-312(8), 858-312(15) and/or 858-312(19).

Consented: Respondent Ann Campbell has consented to the revocation of her sales associate license and an administrative fine of Five Thousand Dollars (\$5000.00). **The case against Dominion Group LLC and Ruth Boss is still pending.**

C-2005-064 – **Suzie J. Ewalt (BP)** – Carnegie (Kisner): Violations by Suzie Ewalt: Title 59 O.S. §858-312 Subsections 8 and 9 and Rule 605:10-17-4(12), by violating the broker agreement with the Veteran's Administration in that she failed to inform the Veteran's Administration that the purchaser no longer wanted the property, and she also failed to notify the Veteran's Administration of her intention to bid for or acquire the property concerned.

The Respondent may have also conspired with Cynthia English to purchase the property from the Veteran's Administration by outbidding the Complainant, while having direct knowledge of the Complainant's bid.

Consented: Respondent Suzie Ewalt has consented to an administrative fine of Two Thousand Dollars (\$2000.00), suspension of her real estate Broker's license for six (6) months and attendance and completion of a three (3) hour continuing education course in Prohibited Acts.

C-2006-071 – **John Hausam Incorporated, John Louis Hausam (BM), Lisa K. Mullins (SA) and Camille Dione Stottlemire (SA)** – Tulsa (Kisner): Violations by Lisa Mullins: Title 59 O.S. §858-312(8) and (23) and Rule 605:10-17-4(12), in that Respondent Mullins violated the Residential Property Condition Disclosure Act, as she filled out the Residential Property Condition Disclosure Statement for the seller in violation of Section 833 (C) of the act. Violations by Camille Stottlemire: Title 59 O.S. §858-312(8) and (23) and Rule 605:10-17-4(12), in that Respondent Stottlemire violated the Residential Property Condition Disclosure Act, as she filled out the Residential Property Condition Disclosure Statement for the seller in violation of Section 833 (C) of the act. The case against John Hausam Incorporated and John Louis Hausam is closed.

Consented: Respondents Mullins and Stottlemire have each consented to an administrative fine of Two Hundred Dollars (\$200.00), for a total of Four Hundred Dollars (\$400.00).

C-2006-098 – **Ideal Homes Development Company Incorporated, Gene McKown (BM) and Bryan Thomas Stambeck (SA)** – Norman (Kisner): Violations by Respondents Gene McKown and Bryan T. Stambeck: Title 59 O.S. §858-312(3), in that Respondent Gene McKown may have failed to comply with the requirements of

Sections 858-351 through 858-363 by failing to make a broker relationships disclosure; Title 59 O.S. §858-312(8) and Rule 605:10-17-4(6), in that Respondent Gene McKown may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by failing to properly supervise the activities of an associate as he failed to ensure Respondent Bryan Stambeck made all broker relationship disclosures; Title 59 O.S. §858-312(3), in that Respondent Bryan Thomas Stambeck may have failed to comply with the requirements of Sections 858-351 through 858-363 by failing to make a broker relationships disclosure; Title 59 O.S. §858-312(4), in that Respondent Bryan Thomas Stambeck 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 as he was compensated on the closing statement through Sterling Property Management; and Title 59 O.S. §858-312(8) and Rule 605:10-9-4(c), in that Respondent Bryan Thomas Stambeck may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by failing to disclose in writing on all documents that pertain to the transaction that he is licensed when purchasing real estate.

Consented: Gene McKown has consented to paying an administrative fine of Six Hundred Dollars (\$600.00) and completion of a three (3) hour continuing education course in Broker Relationships Act, and Bryan Stambeck has consented to paying an administrative fine of Nine Hundred Dollars (\$900.00) and completion of a three (3) hour continuing education course in Broker Relationships Act. **The case against Ideal Homes Development Company Incorporated is closed.**

C-2006-097 – Global Realty Incorporated, Linda Schmidt (BM), Beverly A. Carter (BA), Fisher Provence Real Estate Incorporated, Grace Kelsey Provence (BM) and Page Provence (BA) – Stillwater (Sokolosky): Violations by Linda Schmidt: Title 59 O.S. §858-312(8) and Rule 605:10-17-4(6), in that Respondent engaged in conduct which constitutes improper dealings by failing to properly supervise the activities of an associate, as she failed to ensure Respondent Beverly A. Carter had an updated Residential Property Condition Disclosure prior to it being given to Respondents Grace Provence and Page Provence. Violations by Beverly A. Carter: Title 59 O.S. §858-312(23) and Rule 605:10-17-4(12), in that Respondent violated the Residential Property Condition Disclosure Act, as she provided a disclosure statement to the buyer's representative that was completed by the seller more than 180 days prior to the complainants receiving it. Violations by Grace Provence: Title 59 O.S. §858-312(8) and Rule 605:10-17-4(6), in that Respondent engaged in conduct which constitutes improper dealings by failing to properly supervise the activities of an associate, as she failed to ensure Respondent Page Provence had an updated Residential Property Condition Disclosure prior to it being given to the complainants. Violations by Page Provence: Title 59 O.S. §858-312(23) and Rule 605:10-17-4(12), in that Respondent violated the Residential Property Condition Disclosure Act, as she provided a disclosure statement to the buyer's representative that was completed by the seller more than 180 days prior to the complainants receiving it.

Consented: Respondents Global Realty Incorporated, Linda E. Schmidt and Beverly A. Carter have consented to paying an administrative fine of Three Hundred Dollars (\$300.00) each, for a total of Nine Hundred Dollars (\$900.00); Respondents Fisher Provence Real Estate Incorporated, Grace K. Provence and Page Provence have consented to paying an administrative fine of Three Hundred Dollars (\$300.00) each, for a total of Nine Hundred Dollars (\$900.00).

C-2005-103 – McGraw Davisson Stewart Incorporated, Joseph R. McGraw Jr. (BM), McGraw Davisson Stewart Incorporated (BO), Lou Ann Hoffman (BB) and John D. Sipes (SA) – Tulsa (Sokolosky): Violations by Joseph R. McGraw Jr.: Title 59 §858-312(8) and (9), and Rule 605:10-17-2(b), in that Respondent failed to file a written response to a complaint within fifteen (15) days of the notice.

Consented: Respondent Joseph R. McGraw Jr. has consented to an administrative fine of One Thousand Dollars (\$1000.00). **The case against the remaining Respondents is closed.**

C-2005-024 – McGraw Davisson Stewart Incorporated, Joseph R. McGraw (BM) - Tulsa, McGraw Davisson Stewart Incorporated (BO), Robert Reed (BB) and Sara Beck (SA) – Langley (Sokolosky): Violations by Respondents: Title 59 O.S. §858-312(6) and Rule 605:10-13-1(D), in that Respondent McGraw Davisson Stewart, Inc. and Joseph R. McGraw, Jr. may have failed, within a reasonable amount of time, to account for or to remit any monies, documents, or other property coming into possession of the licensee which belong to others by failing to maintain such funds in said bank account until the transaction involved is consummated or terminated and proper accounting made as Respondents McGraw Davisson Stewart, Inc. and Joseph R. McGraw disbursed a disputed earnest money deposit to one of the parties without the knowledge or consent of the other party. The cases against Robert Reed and Sara Beck were closed.

Consented: McGraw Davisson Stewart Incorporated and Joseph R. McGraw Jr. have consented to paying an administrative fine of Five Hundred Dollars (\$500.00) each for a total of One Thousand Dollars (\$1,000.00).

C-2006-047 – The Alliance Real Estate Group Incorporated, Judith Davis (BM) and Russell L. Benson (SA) – Oklahoma City (Sokolosky): Violations by Judith Davis: Title 59 O.S. §858-312(8) and Rule 605:10-17-4(9), in that Respondent Davis' acts were improper as she may have failed, upon demand in writing, to respond to a complaint in writing for inspection to a member of the Commission staff or any other lawful representative of the Commission as she failed to submit a written response to the complaint.

Consented: Respondent Judith Davis has consented to paying an administrative fine of Five Hundred Dollars (\$500.00). **The case against Respondents Alliance Group and Russell Benson is closed.**

C-2006-106 – Jacqueline L. Wulff (BA) – Checotah (Sokolosky): Violations by Jacqueline L. Wulff: Title 59 O.S. §858-312(8), and Rule 605:10-17-4(12), in that Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by engaging in conduct in a real estate transaction which demonstrates incompetency as she participated in the sale of real property without reducing the transaction to writing; and Title 59 O.S. §858-312(8) and Rule 605:10-9-4(c,1), in that Respondent may have engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings by failing to disclose in writing on all documents that pertain to the transaction and in all advertisements that she was licensed as she failed to prepare any written documents regarding the transaction between herself and Billy Joe and Paula Hill.

Consented: Jacqueline Wulff has consented to paying an administrative fine of Five Hundred Dollars (\$500.00) for violating Title 59 O.S. §858-312(8), and Rule 605:10-17-4(12), Three Hundred Dollars (\$300.00) for violating Title 59 O.S. §858-312(8) and Rule 605:10-9-4(c,1) and completion of three (3) hours continuing education course in Prohibited Acts.

C. HEARING EXAMINER REPORT

C-2005-084 – **Back Home Realty LLC, Rebecca F. Martin (BM), Karen Elizabeth Lujan (SA)** – Blanchard (Sokolosky): **This case was originally presented to the Commission on January 10, 2007. At that time a motion was made and carried to postpone a decision pending a redraft of the Order.** A formal hearing was held wherein Respondent Rebecca F. Martin was found in violation of Title 59 O.S. §858-312, Subsections 8 and 9, in that she failed to deposit and hold \$500.00 in earnest money in her trust account in accordance with the terms and conditions of the real estate purchase contract.

Recommend: That the case against Respondents Back Home Realty LLC and Karen Elizabeth Lujan be dismissed, and Respondent Rebecca F. Martin pay an administrative fine of Five Hundred Dollars (\$500.00) and given a formal reprimand.

C-2006-024 – **Max Value Real Estate LLC, Michael Kent Glazner (BM) and Kelly Elizabeth Revis (BA)** – Oklahoma City (Kisner): A formal hearing was held wherein the Respondents were found in violation of Title 59 O.S. §858-312 Subsections 8 and 9 and Rule 605:10-17-4(11), in that they failed to ensure and verify that the Complainant's faxed offer was properly transmitted to the seller's Broker.

Recommend: That each Respondent be required to pay an administrative fine of Two Hundred Fifty Dollars (\$250.00), for a total of Seven Hundred Fifty Dollars (\$750.00).

III. COMPLAINTS/INVESTIGATIONS

A. CASE EXAMINER REPORT

C-2000-032 – **Old Town Brokers Incorporated, Warren K. Taber (B) and Tracey Veal (SA)** – Norman (Kisner): This matter was set for formal hearing on August 23 2001, upon recommendation of the Case Examiner. On that date, the parties appeared and jointly requested that the formal hearing be continued in order to give the parties an opportunity to resolve all complaints. On October 26, 2001 the Commission received a letter from Travis Pickens, Attorney for the complainants, informing that all differences had been resolved and that they wished to withdraw the complaint.

Recommend: Dismiss case

U-2006-005 – **Robert Chaney, HomeNvestors Incorporated and RTC Construction Incorporated** – Madill (Holmes): Possible violations by Respondents Robert Chaney, individually and as President of HomeNvestors Incorporated, and HomeNvestors, Incorporated and RTC Construction Incorporated: Title 59 O.S. §858-102(2) and (8), Title 59 O.S. §858-301, and Rule 605:10-17-4(12) and (16), in that while unlicensed, they may have engaged in activities requiring a license in performing the duties of advertising, listing, selling and engaging in licensable real estate activities.

Recommend: Set Formal Hearing

C-2006-095 – **Greenleaf Properties LLC, Dixie Reed (BM) and Clark A. (Tony) Venters (SA)** – Sallisaw (Kisner): Possible violations by Greenleaf Properties LLC and Dixie Reed: Title 59 O.S. §858-312, Subsections 3 and 9 and Rule 605:10-17-4(12) in that they may have failed to properly disclose themselves to the parties

involved in the transaction in that they used both agency disclosure and broker relationship disclosures in the contract; and Title 59 O.S. §858-312, Subsections 8 and 9 and Rule 605:10-17-4(6), in that they may have failed to properly supervise the activities of an associate in that they failed to ensure that Respondent Clark Venters properly disclosed his broker relationship to the parties in the transaction and failed to ensure that he disclosed to the Complainant/buyers that a lagoon septic system was installed on the property.

Possible violations by Respondent Clark A. (Tony) Venters: Title 59 O.S. §858-312, Subsections 8 and 9 and Rule 605:10-17-4(12), in that he may have failed to disclose to the Complainant/buyers that a lagoon septic system was installed on the property; and Title 59 O.S. §858-312, Subsections 3 and 9 and Rule 605:10-17-4(12), in that he may have failed to properly disclose himself to the parties involved in the transaction as he used both agency disclosures and broker relationship disclosures in the contract.

Recommend: Set Formal Hearing

B. INVESTIGATORS REPORT

C-2006-101 – C. Fred Eberle (BM), Sally J. Burress (SA), Bealy George Burress (BA) and Johnny G. Shaw (BP) – Ponca City (Melton): Complainant alleged that all respondents and the seller failed to disclose that the chemical Chlordane (introduced into the environment primarily through its use as a pesticide) and other medical waste had been buried on the property. Additionally, the complainant stated that the respondents provided them with an outdated Residential Property Condition Disclosure Statement.

Recommend: Close case

IV. FINANCIAL AND FISCAL

- A. Financial Report as of February 2007
- B. Authorization to print and distribute approximately 22,500 informational pamphlets regarding the new online license renewal and CE lookup programs; approximate price to be \$2890.00, at a cost to the 200 Fund

V. EDUCATION

- A. Appointment of OREC representative to Education Advisory Committee
- B. Report of Education Director

VI. INDUSTRY UPDATES

- A. Report from Rebate Task Force
 - 1. Distribution of Comments from consumers regarding rebate issue
- B. Update from Contract Committee
 - 1. Creation and Development of:
 - a. New Home Construction Contract
 - b. Vacant Lot/Land Contract
 - c. Supplemental Addendum Contract

VII. GENERAL BUSINESS

- A. Public Hearing 10:00 a.m. adoption of permanent rules to be effective July 1, 2007

Proposed Permanent Rules for 2007

1. 605:1-1-4. Operational procedures
2. 605:10-3-1. Prelicense education requirements
3. 605:10-3-5. Examinations
4. 605:10-5-1.1. Approval of postlicense course offerings
5. 605:10-5-2. Approval of continuing education offerings
6. 605:10-7-1. License issuance
7. 605:10-7-2. License terms and fees; renewals; reinstatements
8. 605:10-9-4. Advertising

B. Legislation for 2007

1. SB 1006 – to be effective January 1, 2008. Bill includes:
 - a. Residential Property Condition Disclosure Act (adding language to a section relating to assisting a party)
 - b. Appointment; Tenure; Vacancies; Removal (changes length of time served from three years to four)
 - c. Powers and duties of the Commission (amending authority to include development of contract other than for residential)
 - d. ~~Conditional License (quarterly reports from sponsoring broker)~~
 - e. Confidentiality of educational and exam materials
 - f. Background checks (State and Federal)
2. HB 1542 – Licensing of Auctioneers (Report)

C. Discussion of License Renewal and Lapse Notice Process

VIII. PERSONNEL – Consideration of Executive Session

- A. Executive Session pursuant to 25 O.S. §307(B)(1) for the purpose of discussing the annual evaluation and salary of the Executive Director.
 1. Vote to enter into Executive Session.
 2. Discuss evaluation of Executive Director
 3. Vote to return to open session.
 4. Commission to vote/take appropriate action on annual evaluation and salary of the Executive Director.

IX. NEW BUSINESS

Any new business not known about or which could not have been reasonably foreseen prior to the time of posting of the agenda.

X. ACTION ON NEXT MEETING DATE – April 11th or May 9th, 2007

XI. ADJOURNMENT