

**OKLAHOMA REAL ESTATE COMMISSION  
AGENDA – BUSINESS MEETING  
September 10, 2008**

Preliminary Agenda

**I. OPENING OF BUSINESS MEETING**

- A. Call to Order: 8:30 a.m.**
- B. Approval of Minutes from the August 13<sup>th</sup> regular meeting**
- C. Public Participation (Open Topic)**
- D. The Commission May Vote to Approve, Disapprove or Take Other Action on Any Item Listed on this Agenda**

**II. FORMAL ACTION – APPEALS/HEARINGS**

**A. APPLICANT APPEAL**

**A-2008-028** – Naomi Rachael Payne (PSA) – Shawnee (Sokolosky): *The applicant appeared before the Commission on August 13, 2008, but a decision was tabled pending an appearance by her sponsoring broker.* Ms. Payne was administratively denied on June 10, 2008, based on the fact that she disclosed on her application that she had been convicted of a crime. Although the OSBI report indicated no record of arrest, her FBI report showed multiple arrests, including:

September 9, 1998: Possession of Methamphetamine and Possession of Drug Paraphernalia (El Cerrito, CA)

January 31, 1999: Possession of Controlled Substance (Sacramento, CA)

July 18, 2000: Controlled Substance Paraphernalia (Martinez, CA)

January 25, 2001: Under Influence of Controlled Substance (Oakland, CA)

February 26, 2001: Under Influence of Controlled Substance (Oakland, CA)

August 8, 2001: Controlled Substance Paraphernalia (Oakland, CA)

August 9, 2001: Work Release Program Violation, Probation Violation Re-arrest/Revoke, and Controlled Substance Paraphernalia (Martinez, CA)

On April 3, 2008 the applicant was asked to provide information concerning these incidents, but as of June 10, has failed to submit any of the requested documents and has made no further contact with the Commission; however, a letter was received from her probation officer stating that the applicant has satisfied all of her obligations to the Superior Court of California and that she is in good standing.

**A-2008-033** – Sean Michael Connolley (PSA) – Grove (Kisner): *The applicant appeared before the Commission on August 13, 2008, but a decision was tabled pending an appearance by his sponsoring broker.* Mr. Connolley was administratively denied on June 19, 2008 based on the fact that he indicated on his application that he had been convicted of a crime. Although the applicant's OSBI Report indicated no record of arrest, his FBI report revealed the following:

TX-1880000 (June 21, 1991) Potter County, TX: Charged with Criminal Mischief and was sentenced to 210 days in jail (suspended), one (1) year probation and fines totaling \$350.00. All fines and costs were paid in full.

TX-1360000 (June 10, 1999) Brackettville County, TX: Charged with Driving under the Influence (1<sup>st</sup> Offense) and Possession of Marijuana – Less than 2 ounces, and received fines and costs totaling \$1,209.00. All fines and costs were paid in full and the charges were dismissed.

TXDPS-6200 (August 5, 2004) Clay County, TX: Charged with Possession of Marijuana – Less than 2 ounces, and received fines and costs totaling \$446.00. All fines and costs were paid in full.

As requested, the applicant submitted the Misdemeanor Probation Discharge Order from the District Court of Potter County, Texas, dated October 2, 1992, for his 1991 Criminal Mischief conviction. The applicant also submitted the Judgment and Sentence order from the Clay County, Texas court dated June 9, 2005 for his 2004 Marijuana Possession conviction.

**A-2008-034 – Steve Martin Clayton Dodson (PSA) – Tulsa** (Sokolosky): Mr. Dodson was administratively denied on July 22, 2008, based on the fact that he disclosed on his application that he had received a conviction, was presently on parole or probation, had a professional license revoked and had an adverse decision against him in a criminal case relating to business activity. Information provided to and gathered by the Investigation Department revealed the following details:

98-CR-027-001-C (March 31, 1998) Tulsa Oklahoma: Charged with Twenty-one (21) Counts of Mail Fraud and One (1) count of Engaging in Monetary Transactions in Property Received from Specified Unlawful Activity, and was sentenced to 108 months incarceration, three (3) years probation, \$1200.00 special assessment, and \$4,700,000.00 restitution. Prison sentence completed May 5, 2006, but probation will not be completed until May 4, 2009. The \$1200.00 special assessment was paid in full, but restitution is still being paid at \$200.00 per month.

**A-2008-045 – Tammy Sue Gitsham (PSA) – Lawton** (Kisner): Ms. Gitsham was administratively denied on August 12, 2008, based on the fact that she disclosed on her application that she had convictions of Armed Robbery, Prostitution, Theft and Forgery during the period of 1977-1983. Her Federal Bureau of Investigations (FBI) report revealed the following:

July 31, 1974 Dallas, Texas: Charged with Violation Controlled Substance Act – Marijuana Possession

January 26, 1975 Dallas, Texas: Charged with Prostitution; Possession Marijuana

July 8, 1975 Dallas, Texas: Charged with Possession of Marijuana

November 2, 1976 Dallas, Texas: Charged with Prostitution (3 Counts)

May 28, 1977 Dallas, Texas: Charged with Fraud Removing Handwriting, Dallas, Texas

January 17, 1978 Dallas, Texas: Charged with Aggravated Robbery

June 14, 1978 Huntsville, Texas: Charged with Aggravated Robbery and Theft of Property

October 28, 1980 Houston, Texas: Charged with Forgery

January 22, 1981 Dallas, Texas: Charged with Unlawful Carrying Weapon

October 22, 1981 Huntsville, Texas: Charged with Forgery, Aggravated Robbery and Theft

October 22, 1981 Huntsville, Texas: Charged with Theft of Property \$750 or Less

March 1, 1984 Dallas, Texas: Charged with Passing Worthless Checks (PWC)/Theft (2 Counts) and Issuing Bad Check (2 Counts)

September 22, 1984 Harvey, Louisiana: Charged on an outstanding Warrant from Dallas (Theft)

October 1, 1984 Dallas, Texas: Charged with Theft/750 Check; Issuing Bad Check

September 7, 1990 New York City, New York: Charged with Prostitution

March 20 1991 New York City, New York: Charged with Loitering, Prostitution, Disorderly Conduct (Obstructing Traffic)

March 26, 1991 New York City, New York: Charged with Criminal Possession Controlled Substance.

**A-2008-048** – **Shane Patrick Porterfield (PSA) – Edmond** (Sokolosky): Mr. Porterfield was administratively denied on August 14, 2008, based on the fact that he disclosed on his application that he is currently on probation until January 2011 for assaulting a Police Officer. Information provided to and gathered by the Investigation Department revealed the following details:

CM-2004-4917 (December 4, 2004) Oklahoma City, Oklahoma: Charged with Driving under the Influence (DUI) – Liquor or Drugs/Actual Physical Control of Vehicle (APCV), and two (2) Traffic offense Misdemeanors. He received a two (2) year deferred sentence until January 5, 2008, \$35.00 Victim Compensation Assessment (VCA) and Department of Corrections Supervision per CF-05-3278. Costs totaling \$779.90 were paid in full.

CF-2005-3278 (May 22, 2005) Oklahoma City, Oklahoma: Charged with Felony Battery/Assault and Battery on Police Officer, and received a five (5) year deferred sentence until January 5, 2011, \$100.00 VCA, 15 weeks weekend incarceration, alcohol assessment and 40 hours of Community Service. Costs totaling \$455.90 were paid in full.

## **B. CONSENT AGREEMENT**

**C-2006-078** – **Detrick Realty Incorporated, Warren L. Stewart (BM), Detrick Realty Incorporated (BO), Daniel G. Staudt (BB), The Detrick Companies Incorporated, Sheldon Detrick (BM), The Leinbach Company and Edward B. Leinbach (BM) – Tulsa** (Preslar): Violations by Respondents Sheldon Detrick and Edward Leinbach: *Title 59 O.S. §858-312, Subsections 8 and 9 and Rule 605:10-17-4(7)*, in that they failed to disclose in the contract of sale their interest in Winchester West LLC, title owner of the subject property.

**Consented:** Respondents Sheldon Detrick and Edward Leinbach have consented to assessment of an administrative fine of Two Hundred Dollars (\$200.00) each, for a total of **Four Hundred Dollars** (\$400.00). The case against Respondents Detrick Realty Incorporated, Warren L. Stewart, Detrick Realty Incorporated (BO), Daniel Staudt, The Detrick Companies and The Leinbach Company would be closed.

### **C. HEARING EXAMINER REPORT**

**C-2006-046** – **John Hausam Incorporated, John Louis Hausam (BM) and Joseph Raymond Durant (SA) – Tulsa** (Sokolosky): On August 5, 2008, the Hearing Examiner reported that Respondent Joseph R. Durant was found in violation of *Title 59 O.S. §858-312, Subsections 6 and 9 and Rule 605:10-13-1(a)(1)*, in that he failed to turn over the \$1,000.00 check associated with this transaction to his broker.

Respondents John Hausam Incorporated and John L. Hausam did not violate any provision of the Oklahoma Real Estate License Code or the Rules of the Commission.

**Recommend:** That Respondent Joseph Raymond Durant be formally reprimanded and assessed an administrative fine of **Five Hundred Dollars** (\$500.00), and that the case against Respondents John Hausam Incorporated and John L. Hausam be dismissed.

**C-2007-103** – **John M. Freeman and Associates Incorporated, John M. Freeman (BM) and Pamela L. Nave (SA) – McAlester** (Sokolosky): On August 5, 2008, the Hearing Examiner reported that no evidence was presented to indicate that Respondents John M. Freeman and Associates, John M. Freeman and Pamela L. Nave violated any provision of the Oklahoma Real Estate License Code or the Rules of the Commission.

**Recommend:** Dismiss case.

## **III. COMPLAINTS/INVESTIGATIONS**

### **A. CASE EXAMINER REPORT/PRELIMINARY INVESTIGATION**

**U-2008-011** – **Homes with a Heartbeat Incorporated, Jeff Brown and Florence Brown Langlois – Oklahoma City** (Holmes): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by the Respondents.

**Recommend:** Close case.

**UC-2008-002** – **Helping Hearts and Hands Incorporated, Joe Sivigliano, Prime Realty Incorporated, Kathy Jean McMillan (BM) and Venus Marie Pimson (SA) – Oklahoma City** (Holmes): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by the Respondents.

**Recommend:** Close case.

**UC-2008-003** – **Ora Williams, Waters Brothers Corporation, Brandon Tharp (BM) – Oklahoma City; Rhiannon Rose Wilkinson (SA) – Edmond** (Holmes): Possible violations by Respondents Ora Williams and Rhiannon R. Wilkinson:

*Title 59 O.S. §858-102(2), §858-301, §858-312, Subsections 4, 8, 9 and 20; and §858-401*, in that they may have engaged in unlicensed activities, operated an unlicensed business and conducted real estate transactions which require an active license. No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Waters Brothers Corporation and Brandon Tharp.

**Recommend:** Set Formal Hearing on Respondents Ora Williams and Rhiannon R. Wilkinson; close case against Respondents Waters Brothers Corporation and Brandon Tharp.

**UC-2008-004** – Prime Properties Tulsa LLC, David Edward Kadleck II (BM), Robert James Abbott (SA), Josh Farmer, Jamie Hampshire, Linda Schilz (SA), Kevin Martin and Prime Residential Properties Incorporated – Tulsa (Holmes): Possible violations by Respondents Prime Residential Properties Incorporated and Josh Farmer: *Title 59 O.S. §858-102(2), §858-301 and §858-401*, in that they may have engaged in unlicensed activities and conducted real estate transactions requiring licensure with the State of Oklahoma.

Possible violations by Respondents Prime Properties Tulsa LLC, David E. Kadleck II and Robert J. Abbott: *Title 59 O.S. §858-312, Subsections 2, 8, 9 and 14 and Rule 605:10-9-1(a)(d)(e)*, in that they failed to maintain a physical place of business.

No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Jamie Hampshire, Linda Schilz and Kevin Martin.

**Recommend:** Set Formal Hearing on Respondents Prime Properties Tulsa LLC, David E. Kadleck II, Prime Residential Properties Incorporated, Robert J. Abbott and Josh Farmer; close case on Respondents Jamie Hampshire, Linda Schilz and Kevin Martin.

**C-2006-061** – SBC Independent Real Estate Group LLC, Red Oak Real Estate LLC and Charlotte A. Brackett (BM) – Edmond (Day): Possible violations by Respondent Charlotte A. Brackett:

1) *Title 59 O.S. §858-312, Subsections 8 and 9 and Rule 605:10-13-1(a)(1)(e)(f)*, in that on two (2) separate occasions she may have transferred escrow funds from one trust account to another trust account ;

2) *Title 59 O.S. §858-312, Subsections 6, 8 and 9 and Rule 605:10-13-1(a)(1)(d)*, in that she may have failed to timely deposit escrow fund into a trust account, and

3) *Title 59 O.S. §858-312, Subsections 8, 9 and 22*, in that she may have paid or appeared to have paid an earnest money deposit on behalf of sellers in connection with a real estate transaction.

No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents SBC Independent Real Estate Group LLC and Red Oak Real Estate LLC.

**Recommend:** Set Formal Hearing on Respondent Charlotte A. Brackett; close case on Respondents SBC Independent Real Estate Group LLC and Red Oak Real Estate LLC.

**C-2007-064** – Radergroup Incorporated, Samuel Rader (BM) – Tulsa, Radergroup Incorporated (BO), Ronald Sumner (BB), Arthur Jiles, Jr. (BA) and Pamela Jiles (SA) – Broken Arrow (Day): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Radergroup Incorporated, Samuel Rader, Radergroup Incorporated (BO), Ronald Sumner, Arthur Jiles, Jr. and Pamela Jiles.

**Recommend:** Close case.

**C-2007-088** – Larry Ralph Gensman (BP) – Lawton (Day): Based upon the evidence received and the investigation conducted by the Oklahoma Real Estate Commission, this matter involves ongoing civil litigation between the complainant and Respondent Gensman, and the Oklahoma Real Estate Commission should hold this case in abeyance pending the resolution of the civil litigation.

**Recommend:** Hold case in abeyance.

**C-2007-106** – **Brenda Sue Prentice (SA)** – **Eufaula (Day)**: Possible violations by the Respondent:

*Title 59 O.S. §858-312, Subsections 1, 8, 9 and 19*, in that she submitted an application for a real estate sales associate license and failed to disclose that on February 23, 2005, she entered a guilty plea and was convicted of the crime of embezzlement in the State of California.

**Recommend:** Set Formal Hearing.

**C-2007-107** – **Thomas Martin Coddling (SA)** – **Choctaw (Day)**: Possible violations by the Respondent:

*Title 59 O.S. §858-312, Subsections 8, 9 and 15*, in that on January 23, 2008, he pled guilty in the District Court of Oklahoma County, State of Oklahoma, to three (3) charges of willfully and knowingly operating a motor vehicle while under the influence of alcohol, and to the charge of willfully and knowingly operating a motor vehicle after his driver's license had been revoked.

**Recommend:** Set Formal Hearing.

**C-2007-102** – **Radergroup Incorporated, Samuel A. Rader (BM), Radergroup Incorporated (BO), Gloria Allred (BB) and Sandra J. Belden (SA)** – **Tulsa (Sokolosky)**: Possible violations by Respondents Radergroup Incorporated and Samuel A. Rader:

- 1) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-17-2(b)*, in that they may have failed to file an adequate written response within fifteen (15) days of notification of complaint, and
- 2) *Title 59 O.S. §858-312, Subsection 8 and Rule 605:10-17-4(6)*, in that they may have failed to properly supervise an associate, in that they failed to ensure that Respondent Sandra J. Belden disclosed the appropriate broker relationship to the party.

Possible violations by Respondents Radergroup Incorporated (BO) and Gloria Allred:

- 1) *Title 59 O.S. §858-312, Subsection 8 and Rule 605:10-17-4(6)*, in that they may have failed to properly supervise an associate, in that they failed to ensure that Respondent Sandra J. Belden disclosed the appropriate broker relationship to the party.

Possible violations by Respondent Sandra J. Belden:

- 1) *Title 59 O.S. §858-354 (b)(7)*, in that she may have acted as a Single-party Broker but disclosed her relationship to the party as a Transaction Broker.

**Recommend:** Set Formal Hearing.

**C-2007-110** – **McGraw Davisson Stewart Incorporated, C. Vinson Reed (BM), McGraw Davisson Stewart (BO), Judy J. Pierce (BB) and A. Rex Watkinson III (BA)** – **Tulsa (Sokolosky)**: Possible violations by Respondents McGraw Davisson Stewart Incorporated and C. Vinson Reed:

- 1) *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 A. Rex Watkinson III operated Clear Creek Properties under their direct supervision;
- 2) *Title 59 O.S. §858-312, Subsections 6 and 9 and Rule 605:10-13-1(e)*, in that they may have failed to register Patio Condominiums Home Owners Association Operating Account with the Commission;

3) *Title 59 O.S. §858-312, Subsections 6 and 9 and Rule 605:10-13-1(i)*, in that they may have failed to return financial records and documents to Patio Condominiums Home Owners Association, and

4) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-13-1(k)*, in that they may have failed to maintain financial records for Patio Condominiums Home Owners Association.

Possible violations by Respondents Judy J. Pierce and McGraw Davisson Stewart Incorporated (BO):

1) *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 A. Rex Watkinson III operated Clear Creek Properties under their direct supervision;

2) *Title 59 O.S. §858-312, Subsections 6 and 9 and Rule 605:10-13-1(e)*, in that they may have failed to register Patio Condominiums Home Owners Association Operating Account with the Commission;

3) *Title 59 O.S. §858-312, Subsections 6 and 9 and Rule 605:10-13-1(i)*, in that they may have failed to return financial records and documents to Patio Condominiums Home Owners Association;

4) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-13-1(k)*, in that they may have failed to maintain financial records for Patio Condominiums Home Owners Association, and

5) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-17-2(b)*, in that they may have failed to file a written response to the Commission within fifteen (15) days of notice of the complaint.

Possible violations by Respondent A. Rex Watkinson III:

1) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-13-1(k)*, in that he may have failed to maintain financial records for Patio Condominiums Home Owners Association;

2) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-11-3(1)*, in that he may have operated Clear Creek Properties Incorporated outside of the supervision of McGraw Davisson Stewart Incorporated;

3) *Title 59 O.S. §858-312, Subsections 3 and 9 and Rule 605:10-13-1(a)(1)(c)*, in that he may have failed to register the Patio Condominium Home Owners Association Operating Account in the name of his broker;

4) *Title 59 O.S. §858-312, Subsections 3 and 9 and Rule 605:10-13-2(1) and (2)*, in that he may have failed to turn over any monies or financial instruments belonging to Patio Condominiums Home Owners Association to his broker, and

5) *Title 59 O.S. §858-312, Subsections 8 and 9 and Rule 605:10-17-4(14)*, in that he may have acted in the capacity of a branch office broker without possessing the license of a branch office broker, in that he managed Patio Condominiums Home Owners Association as an associate broker.

**Recommend:** Set Formal Hearing.

**C-2007-119 – Century 21 T&T Realty Incorporated, Trina Tahir (BM) and Adia Brianna Powell (SA) – Oklahoma City (Sokolosky):** No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Century 21 T&T Realty Incorporated, Trina Tahir and Adia Brianna Powell.

**Recommend:** Close case.

**C-2007-120** – **Lake Country Enterprises Incorporated, Carolyn Lilly (BM) and Carrie L. Duroy (SA) – Kingston** (Sokolosky): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Lake Country Enterprises Incorporated, Carolyn Lilly and Carrie L. Duroy.

**Recommend:** Close case.

**C-2007-126** – **Cynthia Michelle Williams-Davis (PSA) – Oklahoma City** (Sokolosky): Possible violations by Respondent Cynthia M. Williams-Davis:

1) *Title 59 O.S. 858-312, Subsections 2, 6, 8 and 9*, in that she may have forged the signature of Susie Thompson on three (3) checks totaling \$180.00 written to the Oklahoma Real Estate Commission, and

2) *Title 59 O.S. 858-312, Subsections 2, 6, 8 and 9*, in that she may have forged the signature of Susie Thompson totaling approximately \$2,800.00, cashed said checks and converted the money to her own use.

**Recommend:** Set Formal Hearing.

**C-2008-003** – **The WORX Company LLC, Johnny Ray Spence (BM) and Mina L. Spence (SA) – Edmond** (Sokolosky): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents WORX Company LLC, Johnny Ray Spence and Mina L. Spence.

**Recommend:** Close case.

**C-2008-005** – **McGraw Davisson Stewart Incorporated, C. Vinson Reed (BM), McGraw Davisson Stewart Incorporated (BO), Suzanne Sherwood (BB) and Meredith Peters (SA) – Tulsa** (Sokolosky): Possible violations by Respondent Meredith G. Peters:

1) *Title 59 O.S. §858-312, Subsections 2, 8 and 9*, in that she may have represented that the \$2,000.00 escrow check in the transaction would be deposited into the McGraw Davisson Stewart Incorporated trust account when she knew or should have known that said check would not be deposited therein, and

2) *Title 59 O.S. §858-312, Subsections 6, 8 and 9*, in that she may have failed to turn over the \$2,000.00 escrow check to her broker, to be deposited into her broker's account, but unilaterally returned the check to the Buyer.

No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents McGraw Davisson Stewart Incorporated, C. Vinson Reed, McGraw Davisson Stewart Incorporated (BO) and Suzanne Sherwood.

**Recommend:** Set Formal Hearing on Respondent Meredith G. Peters, close case on Respondents McGraw Davisson Stewart Incorporated, C. Vinson Reed, McGraw Davisson Stewart Incorporated (BO) and Suzanne Sherwood.

**C-2008-006** – **Wilco Incorporated, Steven A. Wilson (BM), Home Pro Investments Incorporated, David Alan Williams (BM) and Lynda J. Ewing (BA) – Tulsa** (Sokolosky): No evidence was received to indicate any violation of the Oklahoma Real Estate License Code by Respondents Wilco Incorporated, Steven A. Wilson, Home Pro Investments Incorporated, David A. Williams and Lynda J. Ewing.

**Recommend:** Close case.

**C-2008-023 – Century 21 T&T Realty Incorporated and Trina Tahir (BM) – Oklahoma City (Sokolosky):** Possible violation by Respondents Century 21 T&T Realty Incorporated and Trina Tahir:

*Title 59 O.S. §858-312, Subsections 2, 8 and 9*, in that they may have altered a credit denial document and represented it to be authentic to the complainant.

**Recommend:** Set Formal Hearing.

**E-2007-001 – Timothy J. Griffin (BP) – Tulsa (Sokolosky):** Possible violations by Respondent Timothy J. Griffin:

1) *Title 59 O.S. §858-312, Subsection 9 and Rule 605:10-5-1.1(j,6)*, in that he may have improperly subjected women to offensive physical contact and made verbal offensive and explicit references to the female anatomy in a demeaning manner within a classroom setting, and

2) *Title 59 O.S. §858-312, Subsection 9 and Rules 605:10-5-1(k,7) and 605:10-5-1(i,3)*, in that he may have provided completion certificates to a student prior to the student's completion of the course.

3) *Rule 605:10-5-1(k,6) and 605:10-5-1(k,7)*, in that he may have, in 2008, taught and/or purported to teach the Basic 90 Clock Hour Course in real estate, for which he had not been approved by the Commission.

**Recommend:** Set Formal Hearing.

**B. INVESTIGATORS REPORT**

**C-2007-115 – Centurion Incorporated, Karen Lynne Powell, Centurion Incorporated (BO), Dawna Gay Elmore (BB) and Lorie G. Nail (SA) – Guthrie (Baker):** The complainants stated that the seller of the property was to replace the roof of the house they were purchasing and were to provide paperwork for the roof prior to the closing date of September 28, 2007. During the final walk through on the morning of the closing, the complainant noticed that the color of the roof was not the one that was originally chosen. The complainant met with Respondent Ferry to inquire about the paperwork for the roof and was told that there was no paperwork on the roof, and that she had no intention of providing any paperwork for the roof.

Based upon this investigation and other evidence received, there is no indication of any violation of the Oklahoma Real Estate License Code and Rules.

**Recommend:** Close case

**C-2007-121 – Collette Anne Dale (SA) – Durant (Baker):** The Investigation Department received information from the Records Department indicating that Ms. Dale had submitted her license renewal application and disclosed that she had been convicted of a crime and was currently on probation. The information submitted also indicated the conviction had not been previously reported to the Commission.

Based upon the investigation and other evidence received, there is no indication of any violation of the Oklahoma Real Estate License Code and Rules.

**Recommend:** Close case.

**IV. FINANCIAL AND FISCAL**

- 1) Financial report as of FY July 2009

**V. EDUCATION**

Report from the Education and Licensing Program Director

**VI. INDUSTRY UPDATES**

- 1) Report from Rebate Task Force
- 2) Report from Errors and Omissions (E&O) Task Force
- 3) Report from Broker Relationship Acts (BRA) Task Force
- 4) Contract Committee Update

**VII. GENERAL BUSINESS**

- 1) Draft of Emergency Rules to be effective January 1, 2009
- 2) Discussion on fiscal impact of national exam provider and consideration of implementation of an application fee
- 3) Consideration of items to be discussed at next Commission Meeting

**VIII. 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

**IX. ACTION ON NEXT MEETING DATE**

November 12, 2008

**X. ADJOURNMENT**