



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

MINUTES

COLORADO REAL ESTATE COMMISSION MEETING August 5, 2025

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MINUTES
COLORADO REAL ESTATE COMMISSION MEETING
August 5, 2025
Colorado Division of Real Estate
Meeting Conducted Via Webinar

A Colorado Real Estate Commission public meeting was conducted via Webinar and was held on August 5, 2025. Those Commissioners in attendance were Renee Lynde -Chair; Eriqeca Sanders, Vice-Chair; Erika Doyle; and Autymn Rubal. Bernadette Bugarin was excused. Also attending were Marcia Waters, Director; Garred Lyle, Deputy Director; David Donnelly, Education, Communication and Policy Manager; Melissa Phipps, Senior Advisor; Penny Elder, ESP Program Manager; Sarah Halloran, Investigations Team Lead; Eddie Rose, Investigations Team Lead; Nicole Tribelhorn, Investigations Team Lead; and other members of the Commission's Staff. Irina Grohne and Karen Safran attended from the Office of the Attorney General.

Notice of the meeting was timely published and the meeting was held pursuant to the Colorado Sunshine Laws, Title 24, Article 6, C.R.S., as amended.

The meeting was conducted via Webinar. The meeting was called to order by Commissioner Lynde - Chair, at 9:00 a.m.

CREC Sunset Review -

Director Marcia Waters advised the Commission that the Colorado Office of Policy and Regulatory Reform Sunset Review of the Real Estate Commission is wrapping up. Stakeholder meetings have concluded and the Sunset Report with recommendations will be released in October for drafting legislation in 2026. CREC Sunset related comments and input can be provided to Sahib Singh at sahib.singh@state.co.us.

CE Credit for Attending -

David Donnelly, Communication and Policy Manager, conducted a poll so that those attendees wishing to receive CE credit for attending the meeting could submit their request. Per Commission Rule 4.5H, CE credit will be granted for qualifying attendance at a Real Estate Commission meeting that lasts a minimum of two (2) hours.

ORDER OF BUSINESS

Approval of Minutes - June 3, 2025

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Minutes of June 3, 2025 as written.



CREC Minutes_June 3,
2025.pdf

Motion unanimously carried.

PUBLIC COMMENT:

- Robert Anema

HEARING MATTERS:**Colorado Real Estate Commission v. Kaycee Dunn, Case No. RC 2025-0006**

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to adopt the Initial Decision, as modified, including the Findings of Fact and Conclusions of Law. Discipline is ordered as follows:

- Final Agency Order;
- Revocation of the Real Estate Broker's license;
- Public Censure; and
- \$12,500 fine, plus 15% mandatory surcharge for a total of \$14,375.

Motion unanimously carried.

It was moved by Commissioner Doyle and seconded by Commissioner Sanders to delegate authority to Melissa Phipps, Senior Advisor, to make non-substantive revisions, execute and serve the Final Agency Order on behalf of the Commission.

Motion unanimously carried.**Hearing Matter - Initial Decision - Colorado Real Estate Commission v. Colette Ledlow, Case No. RC 2025-0009-**

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to adopt the Initial Decision as modified, including the Findings of Fact, Conclusions of Law and discipline as recommended. Notice of Charges will be incorporated, and the mandatory 15% surcharge will be imposed. Discipline is ordered as follows:

- Final Agency Order;
- Public Censure; and
- \$2,500 fine, plus 15% mandatory surcharge for a total of \$2,875.

Motion unanimously carried.

It was moved by Commissioner Doyle and seconded by Commissioner Sanders to delegate authority to Melissa Phipps, Senior Advisor, to make non-substantive revisions, execute and serve the Final Agency Order on behalf of the Commission.

Motion unanimously carried.**EXECUTIVE SESSION:**

At 9:24 a.m. it was moved, seconded and approved by more than two-thirds vote by the Commission that pursuant to §24-6-402(3)(a)(II), C.R.S., to convene the Colorado Real Estate Commission into Executive Session for the purpose of receiving legal advice on specific legal questions for matters noticed on this agenda or to discuss confidential information pursuant to C.R.S. § 24-6-402(3)(a)(II) and (III).

- A. CREC Proposed Rule 6.3G - Disclosure of Confidential Information

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

The Commission adjourned out of Executive Session at 10:57 a.m. and resumes meeting via webinar that is open to the public.

POLICY MATTERS:

Commission Rule 6.3G - Confidentiality and Supervision -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to direct the Division of Real Estate to proceed with Rulemaking to draft a Rule on Informed Consent and to draft a position statement on supervision and confidential information; and to revise/amend some current position statements with conforming changes as necessary.

Motion unanimously carried.

Non-Rulemaking Hearing - Commission Approved Forms -

Manufactured Home Contract Extension or Termination of Contract (NEW) -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Manufactured Home Contract Extension or Termination Contract as presented.



ADOPTED

Manufactured Home I

Motion unanimously carried.

Agreement to Revive Contract Manufactured Home Contract to Buy and Sell (NEW) -

It was moved by Commissioner Doyle and seconded by Commissioner Sanders to approve the Agreement to Revive Contract Manufactured Home Contract to Buy and Sell as presented.



ADOPTED Agreement
to Revive Contract- M

Motion unanimously carried.

Manufactured Home Contract to Buy and Sell -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Manufactured Home Contract to Buy and Sell as presented.



ADOPTED

Manufactured Home (

Motion unanimously carried.

Exclusive Right-to-Lease Listing Contract -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Exclusive Right-to-Lease Listing Contract as modified.

Public Comment on Exclusive Right-to-Lease Listing Contract:

- Kacie Armbrust - Armbrust Real Estate Institute
- Scott Peterson - Colorado Association of Realtors
- Chad Ochsner - Employing Broker, RE/MAX
- Keith Alba - Employing Broker
- Damian Cox - Attorney
- Paul Hunter - Employing Broker, The Group Real Estate
- Kate Kiker - Employing Broker
- Kelly Johnson - Chief Counsel

Following public comment, it was moved by Commissioner Sanders and seconded by Commissioner Doyle to table all four Listing Contracts until the CREC Meeting scheduled for October 7, 2025.

Motion unanimously carried.

Seller Association Authorization -

It was moved by Commissioner Sanders and seconded by Commissioner Rubal to approve the Seller Association Authorization as presented.



ADOPTED Seller
Association Authoriza

Motion unanimously carried.

Seller's Property Disclosure -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to approve the Seller's Property Disclosure (Residential) and to delegate authority to the Division to make conforming changes to the Seller's Property Disclosure for Commercial, Land, and Supplemental as well.

Public Comment on Seller's Property Disclosure:

- Damian Cox



ADOPTED Seller's
Property Disclosure-R

Motion unanimously carried.

Closing Instructions -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Closing Instructions as modified.

Public Comment on Closing Instructions:

- Damian Cox
- Robert Howe

It was then moved by Commissioner Sanders and seconded by Commissioner Doyle to table the Closing Instructions until the CREC Meeting scheduled for October 7, 2025.

Motion unanimously carried.

Post-Closing Occupancy Agreement -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Post-Closing Occupancy Agreement as modified.

Public Comment on Post-Closing Occupancy Agreement:

- Tammy Dietz
- Damian Cox
- David Mathewes



ADOPTED

Post-Closing Occupan

Motion unanimously carried.

Inspection Objection Notice -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Inspection Objection Notice as presented.



ADOPTED Inspection
Objection Notice - CLI

Motion unanimously carried.

Extension or Termination of Contract -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Extension or Termination of Contract as presented.



ADOPTED Extension
or Termination of Cor

Motion unanimously carried.

Agreement to Revive Contract -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Agreement to Revive Contract as presented.



ADOPTED Agreement
to Revive Contract - C

Motion unanimously carried.

Contract to Buy and Sell Real Estate -

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the Contract to Buy and Sell Real Estate as modified.

Public Comment on Contract to Buy and Sell Real Estate:

- Damian Cox
- Liz Boese



ADOPTED Contract to
Buy and Sell Real Esta

Motion unanimously carried.

COMPLAINT MATTERS:

NOTICE: The following complaint matters contain summaries of investigative findings and disciplinary recommendations of Division staff. Ultimate settlement terms, imposition of discipline or findings of license law violations may differ from those originally considered by the Commission.

A. Complaint #2024-2213 (AG) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-2213 (AG) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On 12/14/2024 the Division received a complaint from the complainant stating the respondent was to represent him as his buyer's agent in a wholesale transaction. The complainant stated he gave the respondent \$200,000 in cash as the respondent was to deposit the money into the respondent's bank accounts with the intention of having the funds then wired to close on the wholesale property. The investigation noted the respondent failed to obtain a signed exclusive right to buy contract in a timely manner and failed to provide brokerage relationship disclosures to the complainant. It also appears that the respondent failed to deposit the complainant's money with his employing broker. The transaction ultimately failed to close in part because the respondent and the wholesaler did not return or wire all of the complainant's money for closing. The wholesaler admitted to using some of the funds for another project. The respondent did not transfer the funds to his employing broker and the respondent acknowledged that his brokerage prohibits brokers from accepting cash during transactions. Additionally, the respondent submitted two offers to the seller for different purchase prices and failed to realize which contract was countered and the actual purchase price of the contract until the closing took place. The respondent directly returned approximately \$145,000 to the complainant and the wholesaler directly returned approximately \$104,500 to the complainant for a total of \$249,500 returned to the complainant; and
- B. This is a possible violation of:
- a. § 12-10-217(1)(g), C.R.S. - failure to timely place deposit funds;
 - b. § 12-10-217(1)(h), C.R.S. - failure to account for funds received;
 - c. § 12-10-217(1)(i), C.R.S. - converting, diverting, commingling funds;
 - d. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - e. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - f. § 12-10-405(1)(b), C.R.S. - failing to exercise reasonable skill and care;
 - g. Commission Rule 5.2 - money belonging to others must be deposited in trust or escrow;
 - h. Commission Rule 5.9 - diversion conversion prohibited;
 - i. Commission Rule 5.10 - commingling prohibited;
 - j. Commission Rule 6.2 - competency - must possess experience, training, and knowledge;
 - k. Commission Rule 6.5 - brokerage relationship disclosures in writing;
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The broker's license shall be publicly censured;
- E. The broker's license shall be suspended for a period of 3 months;
- F. Following the suspension period, the broker's license shall be in probation for two years;
- G. He will be required to pay a fine to the Commission in the amount of \$7,500; and
- H. He will be required to successfully real estate education in Brokerage Relationships, in Contracts and in Ethics.

Motion unanimously carried.

B. Complaint #2024-1992 (AI) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-1992 (AI) was presented to the Commission with accompanying documentation and

information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law.

- A. On 11/06/2024, the Division received a complaint from the complainant stating she agreed to hire the respondent to rent her property with an option to purchase after unsuccessfully attempting to sell the home. The complainant alleges that the respondent failed to remit rental proceeds for the past 4 months and has failed to respond to the complainant's communication attempts. The investigation noted the complainant has since terminated management services with the respondent. The respondent didn't respond to the complaint. Subpoenaed bank records show that the tenant's rental payments were made to the respondent yet the complainant was not paid her rent. Bank records show that the respondent used 2 bank accounts to hold rental income and commingled funds amongst 4 other accounts. The respondent failed to hold trust funds in trust accounts or label the accounts holding funds of others. It also appears that the respondent allowed her unlicensed husband to perform real estate activities. It appears that the respondent owes the complainant approximately \$4,700.00 in rental proceeds and \$8,100 in the fee charged to the tenants for the lease option contract. The bank records also show that the respondent used approximately \$34,439.16 of trust funds for personal expenditures. The bank accounts have been closed by the respondent, and it is unclear where the money was transferred to. It also doesn't appear that the respondent had a designated account for holding security deposits as those funds appeared to have been commingled with rents. The respondent currently has 3 other open investigations with similar allegations. The respondent's website shows 2 active sales listings in the Grand Junction area; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(h), C.R.S. - failure to account for funds received;
 - b. § 12-10-217(1)(i) C.R.S. - converting, diverting, commingling funds;
 - c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - e. § 12-10-217(1)(w), C.R.S. - dishonest dealing;
 - f. Commission Rule 5.2 - money belonging to others must be deposited in trust or escrow;
 - g. Commission Rule 5.5 - trust or escrow required for rental receipts and security deposits;
 - h. Commission Rule 5.9 - diversion, conversion prohibited;
 - i. Commission Rule 5.10 -commingling prohibited;
 - j. Commission Rule 5.15 - maintenance and production of reports to beneficiaries;
 - k. Commission Rule 6.3 - employing broker's supervision;
 - l. Commission Rule 6.25 - must submit written response to complaint;
 - m. Commission Rule 7.1 - attorney forms; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be revoked;
- E. The respondent's real estate broker's license shall be publicly censured;
- F. She will be required to pay a fine to the Commission in the amount of \$30,000 or maximum fines;
- G. The brokerage firm's license shall be revoked;
- H. This case shall be referred to criminal law enforcement; and
- I. This case shall be referred directly to the Office of the Attorney General.

Motion unanimously carried.

C. Complaint #2025-608 (SP) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-608 (SP) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. The respondent did not disclose to the Division of Real Estate his 10/04/2024 class 4 felony. The respondent accepted a plea agreement for aggravated motor vehicle theft in the first degree in exchange for the dismissal of a second charge of felony motor vehicle theft in the second degree, no jail at sentencing, a two year supervised deferred judgment, restitution, and possible early termination. The respondent's arrest and conviction were the result of investigations by Denver Police and Arapahoe County Sheriff's Office into a fraudulent VIN for a vehicle purchased from the respondent and the subsequent arrests of two suspects known to the respondent. Text messages from one of the arrested suspect's cell phone revealed months' long communications between the suspect and the respondent discussing specifics about motor vehicle theft such as vehicle registration without a legitimate VIN, disabling GPS to prevent law enforcement tracking, filing a fraudulent insurance claim for a stolen vehicle involved in an accident, and the respondent's coordinated response to Denver Police inquiring about a vehicle he sold that was later found to have a fake VIN. The respondent explained he had no way of knowing the vehicle he bought from a previously unknown wholesaler was stolen because there were no issues registering the title and insuring the vehicle. The respondent suggested he was targeted by law enforcement only because he bought multiple cars from the wholesaler; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - b. § 12-10-217(1)(n), C.R.S. - conviction/plea to specified crimes;
 - c. § 12-10-217(1)(p), C.R.S. - failure to immediately notify CREC;
 - d. § 12-10-217(1)(w), C.R.S. - dishonest dealing;
 - e. Commission Rule 6.23 - immediate notification of conviction, plea or violation required; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be revoked;
- E. The respondent's real estate broker's license shall be publicly censured; and
- F. He will be required to pay a fine to the Commission in the amount of \$10,000.

Motion unanimously carried.

D. Complaint #2025-604 (CC) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-604 (CC) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to

refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On January 22, 2025, the respondent pled guilty to Felony Menacing, a class 5 felony and Menacing, a class 1 misdemeanor. The respondent was ordered to serve 9 days in jail (credit for 2 days served), complete an 18-month deferred sentence, 18 months of probation and pay \$1,382.70 in court costs and fees. The fees have been paid and the deferred sentence and probation are ongoing. On December 2, 2024, the respondent pled guilty to Assault 3, a Class 1 Misdemeanor; Child Abuse a Class 2 Misdemeanor; Felony Menacing, a Class 5 Felony and Assault 2 - Strangulation, a Class 4 Felony. The respondent was ordered to complete a four-year deferred sentence, four years of probation and pay \$4,675.37 in court costs and fees as well as \$1,520.00 in restitution. The fines and restitution have been paid and the deferred sentence and probation are ongoing. These convictions were not disclosed to the Division; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(n) C.R.S. - conviction/plea to specified crimes;
 - b. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - c. § 12-10-217(1)(p), C.R.S. - failure to immediately notify CREC;
 - d. Commission Rule 6.23 - immediate notification of conviction, plea or violation required; and
- C. The respondent's settlement offer includes a Stipulation for Diversion;
- D. The respondent will be required to pay a fine to the Commission in the amount of \$500; and
- E. His real estate broker's license shall be placed on probation to run concurrent with the criminal sentence.

Motion unanimously carried.

E. Complaint #2025-606 (GO) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-606 (GO) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On February 14, 2025, the respondent pled guilty to Offering a False Instrument for Recording, a class two misdemeanor. The respondent was ordered to complete a four-year deferred sentence, pay \$2,684.00 in court costs and fines and complete 100 hours of public service. The deferred sentence is ongoing, and the respondent is current on his monthly payments. This conviction was not disclosed to the Division; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(n) C.R.S. - conviction/plea to specified crimes;
 - b. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - c. § 12-10-217(1)(p), C.R.S. - failure to immediately notify CREC;

- d. § 12-10-217(1)(w) C.R.S. - dishonest dealing;
- e. Commission Rule 6.23 - immediate notification of conviction, plea or violation required; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent will be required to pay a fine to the Commission in the amount of \$2,000;
- E. His real estate broker's license shall be placed on probation to run concurrent with the criminal sentence.

Motion unanimously carried.

F. Complaint #2025-596 (JW) -

The investigative report a complaint filed against the respondent in Complaint #2025-596 (JW) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On February 28, 2025, the respondent entered a plea of guilty to Menacing, Real/Simulated Weapon, a class 5 felony. The respondent was ordered to complete an 18-month deferred sentence, 18 months of probation and pay \$1,321.50 in court costs. All fines have been paid and the deferred sentence is ongoing. This matter was disclosed to the Division by the respondent's attorney; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(n), C.R.S. - conviction/plea to specified crimes; and
- C. The respondent's settlement offer includes a Stipulation for Diversion;
- D. She will be required to pay a fine to the Commission in the amount of \$250; and
- E. His real estate broker's license shall be placed on probation to run concurrent with the criminal sentence.

Motion unanimously carried.

G. Complaint #2024-1332 and #2024-1520 (KC) -

The investigative reports concerning complaints filed against the respondent in Complaint #2024-1332 and #2024-1520 (KC) were presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. A complaint concerning the respondent was opened by the Commission on October 2, 2024. The complaint alleges that the respondent wrote an employing broker letter on behalf of a Colorado real estate broker license applicant stating that she was aware of his criminal history and would be supervising him as his employing broker. The letter was included with the real estate broker license application which was submitted to the Division around May 24, 2024. On April 18, 2024, the respondent signed a stipulation agreeing to downgrade her license to an associate level and should have

been aware that the license downgrade would become effective on June 2, 2024. A second complaint concerning the respondent was opened by the Commission after the respondent submitted a letter to the Division stating that a licensed individual was going to act as her employing broker. On August 20, 2024, the Division received notice from the licensed individual stating that he had not authorized taking on the respondent as her employing broker. The respondent's counsel has not provided a statement as to who wrote the employing broker letter and if the licensed individual approved the letter; and

- B. This is a possible violation of:
 - a. § 12-10-217(1)(a), C.R.S. - knowingly making any misrepresentation;
 - b. § 12-10-217(1)(c), C.R.S. - deliberate misrepresentation/false promise;
 - c. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - d. § 12-10-217(1)(w), C.R.S. - dishonest dealing;
 - e. § 12-10-217(1)(m), C.R.S. - stipulation violation; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be revoked;
- E. The respondent's real estate broker's license shall be publicly censured; and
- F. She will be required to pay a fine in the amount of \$12,500 to the Commission.

Commissioner Doyle is opposed. **Motion unanimously carried.**

H. Complaint #2024-1407 (NK) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-1407 (NK) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. The complainant alleged in her complaint that the respondent was conducting real estate activities with another broker whose license was inactive. The investigation could not substantiate the allegations. However, the investigation found that the respondent failed to maintain compliance related to brokerage relationship disclosures in writing and transaction file requirements; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(j), C.R.S. - failure to provide closing statement;
 - b. § 12-10-217(1)(k), C.R.S. - failure to maintain files for 4 years;
 - c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - d. Commission Rule 6.20 - transaction file requirements;
 - e. Commission Rule 6.5 - brokerage relationship disclosures in writing;
 - f. Commission Rule 6.6 - brokerage relationships - listing contract or written disclosure required;
- C. The respondent's settlement offer includes a Stipulation for Diversion;
- D. He will be required to pay a fine to the Commission in the amount of \$1,500; and
- E. He will be required to successfully complete real estate education in Brokerage Relationships and in Contracts.

Motion unanimously carried.

I. Complaint #2024-1736 (DS) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-1736 (DS) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. A complaint was filed against the respondent, who was the complainant's landlord alleging he did not return the complainant's last month's rent for almost two years. The investigation found that the respondent did not comply with license law concerning trust accounting and recording keeping requirements; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - b. § 12-10-217(1)(i), C.R.S. - converting, diverting, commingling funds;
 - c. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - d. § 12-10-408(2)(b), C.R.S. - written agency agreement required;
 - e. Commission Rule 5.2 - money belonging to others must be deposited in trust or escrow;
 - f. Commission Rule 5.5 - trust or escrow required for rental receipts and security deposits;
 - g. Commission Rule 5.9 - diversion, conversion prohibited;
 - h. Commission Rule 5.10 - commingling prohibited;
 - i. Commission Rule 5.14 - recordkeeping requirements; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be publicly censured;
- E. He will be required to pay a fine to the Commission in the amount of \$5,000; and
- F. He will be required to successfully complete real estate education in Trust Accounts and in Property Management.

Motion unanimously carried.

J. Complaint #2025-833 (KW) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-833 (KW) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. The respondent previously held a Real Estate Broker license in the state of Ohio. His Ohio license was permanently revoked on 05/01/2025. The Settlement Agreement to which he consented and agreed found 5 violations including dishonest dealing, failure to oversee operations, failure to respond to a subpoena, failure to maintain a place of business, and failure to maintain required trust accounts. The respondent stated that he had agreed to be the managing broker for a property management company, the owner of which was unlicensed. He stated that the unlicensed owner had agreed not

to engage in brokerage activities and to not manage the firm. The respondent stated that client funds in the amount of \$45,000 were not deposited into escrow accounts. He stated that the owner is making restitution. The respondent stated that he, himself was not required to pay restitution and had never received any funds; and

- B. This is a possible violation of:
 - a. § 12-10-217(1)(x), C.R.S. - license discipline in other jurisdiction;
 - b. § 12-10-217(1)(aa), C.R.S. - revocation of other professional license; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be revoked;
- E. The respondent's real estate broker's license shall be publicly censured; and
- F. He will be required to pay a fine to the Commission in the amount of \$10,000 or maximum fines.

Motion unanimously carried.

K. Complaint #2024-1142 (SJ) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-1142 (SJ) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. The Division received a complaint alleging that the respondent misrepresented the nature of the Exclusive Right to Buy contract. The buyer stated that the respondent told him his signature was required on the ERTB as an insurance precaution. The buyer subsequently bought a home in a private transaction during which he received no brokerage disclosure from the respondent. After closing he received a letter demanding payment to the respondent for \$16,600. Through the course of the investigation, it was determined that the respondent engaged in brokerage activities with the public through Exclusive Tenant Listing Contracts and Exclusive Right to Lease contracts. The respondent collected payments directly from the clients and was not paid brokerage compensation through her employing brokerage; and
- B. This is a possible violation of:
 - a. § 12-10-221, C.R.S. - commission paid through brokerage;
 - b. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - c. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - d. § 12-10-217(1)(t), C.R.S. - undisclosed compensation; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be publicly censured;
- E. The respondent's real estate broker's license shall be suspended for 30 days;
- F. She will be required to pay a fine to the Commission in the amount of \$7,500;
- G. The respondent's real estate broker's license shall be placed on probation following suspension requiring a higher level of supervision by an employing broker who agrees in writing for a period of one year; and
- H. She will be required to successfully complete real estate education in Contracts, Ethics and in Brokerage Relationships.

Motion unanimously carried.

L. Complaint #2025-772 (AP) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-772 (AP) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On April 23, 2025, the respondent pled guilty to violating a protection order. Probation was ordered for 1 year along with substance abuse evaluation. A previous court case was reviewed by the Colorado Real Estate Commission on October 3, 2023. Through the Division of Real Estate's ESP program, the matter was resolved utilizing a Stipulation for Diversion and the respondent's license was placed on probation until the terms of his sentence were completed. The respondent's license is currently on probation; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(m), C.R.S. - violation of stipulation for diversion;
 - b. § 12-10-217(1)(n), C.R.S. - conviction/plea to specified crimes; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. He will be required to pay a fine to the Commission in the amount of \$500; and
- E. The respondent's real estate broker's license shall be on probation until criminal probation is complete.

Motion unanimously carried.

M. Complaint #2025-610 (TS) -

The investigative report concerning a complaint filed against the respondent in Complaint #2025-610 (TS) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. On August 6, 2024, the respondent was found to have violated a Protection Order. The Division of Real Estate does not have a record that the conviction was reported to the Colorado Real Estate Commission; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - b. § 12-10-217(1)(n), C.R.S. - conviction/plea to specified crimes;
 - c. § 12-10-217(1)(p), C.R.S. - failure to immediately notify CREC;
 - d. Commission Rule 6.23 - immediate notification of conviction, plea or violation required; and
- C. The respondent's settlement offer includes a Stipulation for Diversion;
- D. He will be required to pay a fine to the Commission in the amount of \$500; and
- E. His real estate broker's license shall be placed on probation to run concurrent with criminal probation.

Motion unanimously carried.

N. Complaint #2024-2287 (KW) -

The investigative report concerning a complaint filed against the respondent in Complaint #2024-2287 (KW) was presented to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

- A. The complainant made a number of allegations for which there is either no violation of license law or there is insufficient evidence. CREC alleges that the respondent:
 - Advertised property management services under a company name other than that which is registered with the Division;
 - Conducted brokerage activities under two different companies;
 - Maintained trust accounts that are in the name of a company other than that which is registered with the Division;
 - Uses a PMA and lease that do not contain the language required under Commission Rule 7.1(B);
 - Executed Property Management Agreements and leases in a name other than that which is registered with the Division;
 - Advertised property management services under a company name other than that which is registered with the Division;
 - Failed to retain file documents for the required time; and
- B. This is a possible violation of:
 - a. § 12-10-203(9), C.R.S. - conducting business under an unlicensed company name;
 - b. § 12-10-217(1)(a), C.R.S. - false advertising;
 - c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - e. Commission Rule 5.3(B) - accounts in name of brokerage firm or broker
 - f. Commission Rule 6.10(A)(3 and 4) - advertising;
 - g. Commission Rule 6.20 - transaction file retention requirements;
 - h. Commission Rule 7.1(B) - attorney/firm language; and
- C. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- D. The respondent's real estate broker's license shall be publicly censured;
- E. She will be required to pay a fine to the Commission in the amount of \$3,500;
- F. She will be required to successfully complete real estate education in Contracts, Trust Accountings, and in Property Management; and
- G. The respondent will be required to submit to a follow-up audit within 3 months.

Motion unanimously carried.

O. Complaint #2023-2571, #2024-10, #2024-253, #2024-256, #2024-1739 & #2024-1852, (MC) -

The investigative reports concerning complaints filed against the respondent in Complaint #2023-2571, #2024-10, #2024-253, #2024-256, #2024-1739 & #2024-1852, (MC) were presented

to the Commission with accompanying documentation and information. It was moved and seconded by the Commission that reasonable grounds exist to refer the respondent to hearing for violations of the real estate license law and to send this matter through the expedited settlement process (ESP). The staff was also directed to incorporate these specific terms into the Commission approved ESP stipulation to be sent to the respondent.

Complaint #2023-2571 (MC) -

- A. The complainant explained that he purchased the subject property. The respondent was the listing agent for the sellers. The complainant alleged that the respondent was unresponsive and agreed that the seller would purchase a 2-year home warranty but only purchased a 14-month warranty. The complainant also alleged that he believed that the respondent kept the seller in the dark about what was going on in the transaction and failed to appropriately represent them. The investigation also noted the potential violations that the respondent:
- Failed to maintain a complete transaction file for a period of four years; and
 - Failed to establish her brokerage relationship in writing with her client.
- B. This is a possible violation of:
- a. § 12-10-217(1)(b), C.R.S. - making false promise to influence;
 - b. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - c. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - d. § 12-10-408(2)(b), C.R.S. - brokerage disclosure in writing;
 - e. Commission Rule 6.2 - competency - must possess experience, training, and knowledge;
 - f. Commission Rule 6.5 - brokerage relationship disclosures in writing;
 - g. Commission Rule 6.6 - brokerage relationships - listing contract or written disclosure; and
 - h. Commission Rule 6.14(C) - listing must be in writing.

Complaint #2024-10 (MC) -

- A. The complainant explained that the respondent represented them in the purchase of the subject property. The complainant made multiple allegations regarding the respondent. The investigation did not produce sufficient evidence in connection with all of the complainant's allegations. Therefore, the report focused on the following allegations made by the complainant, as well as potential violations uncovered during the investigation, that the respondent:
- Failed to ensure that the complainant's request for a \$1,600 credit was added to the Inspection Objection Notice;
 - Drafted an Agreement to Amend/Extend Contract but failed to present it to the seller's broker;
 - Made promises to provide documentation of repairs that were to be completed, but never followed through;
 - Failed to establish, in writing, her brokerage relationship with the complainant;
 - Failed to ensure that required transaction documents were signed before closing; and
 - Failed to maintain a complete transaction file for a period of four years; and
- B. This is a possible violation of:
- a. § 12-10-217(1)(b), C.R.S. - making false promise to influence;

- b. § 12-10-217(1)(k), C.R.S. - failure to maintain files for 4 years;
- c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
- d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
- e. § 12-10-408(2)(b), C.R.S. - brokerage disclosure in writing;
- f. Commission Rule 6.2 - competency - must possess experience, training, and knowledge;
- g. Commission Rule 6.5 - brokerage relationship disclosures in writing;
- h. Commission Rule 6.6 - brokerage relationships - listing contract or written disclosure; and
- i. Commission Rule 6.14(C) - listing must be in writing; and
- j. Commission Rule 6.20 - transaction file requirements.

Complaint #2024-253 and #2024-256 (MC) -

A. Complainant 1 (C1) and Complainant 2 (C2) filed separate written complaints regarding the same two transactions involving the respondent. C1 is a licensed real estate broker. C2 was the seller of one property (P1) and purchaser of a property listed by C1 (P2). C1 and C2 made multiple allegations regarding the respondent. The investigation did not produce sufficient evidence in connection with all of the allegations. Therefore, this report will focus on the following allegations made by the complainants, as well as potential violations uncovered during the investigation, that the respondent:

- Failed to establish her brokerage relationship in writing for the sale of 16th Street;
- Failed to establish her brokerage relationship in writing for the purchase of St Hwy;
- Failed to maintain a complete real estate transaction file for 16th Street for a period of four years;
- Failed to maintain a complete real estate transaction file for St Hwy for a period of four years;
- Failed to include a contingency in the C2's contract to purchase St Hwy indicating that they needed to sell 16th Street;
- Waived the inspection deadlines from the contract to purchase St Hwy unbeknownst to the C2's;
- Added an appraisal gap provision to the contract to purchase St Hwy unbeknownst to the C-2's;
- Added an escalation clause to the contract to purchase St Hwy unbeknownst to the C2's; and

B. This is a possible violation of:

- a. § 12-10-217(1)(b), C.R.S. - making false promise to influence;
- b. § 12-10-217(1)(k), C.R.S. - failure to maintain files for 4 years (both properties);
- c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
- d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
- e. § 12-10-408(2)(b), C.R.S. - brokerage disclosure in writing (buyer listing and seller listing);
- f. Commission Rule 6.2 - competency - must possess experience, training, and knowledge;

- g. Commission Rule 6.5 - brokerage relationship disclosures in writing;
- h. Commission Rule 6.14(C) - listing must be in writing - buyer listing.
- i. Commission Rule 6.14(C) - listing must be in writing - seller listing.

Complaint #2024-1739 (MC) -

- A. The complainant explained that she and her husband purchased the subject property. The respondent was the listing broker for sellers. The complainant alleged that the respondent was unresponsive, missed multiple deadlines for document production, promised repairs and replacement of items removed from the property by the sellers which never happened, promised repairs were made when in fact they were not, and left the property unsecured during the transaction. The investigation did not produce sufficient evidence in connection with all of the above allegations. Therefore, the report focused on the following allegations made by the complainant, as well as the potential violations that the respondent:
 - Failed to ensure that promised replacement items were delivered to the complainants;
 - Failed to purchase a home warranty as agreed to in the contract documents;
 - Failed to obtain and maintain a complete transaction file with fully executed documents for a period of four years; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(b), C.R.S. - making false promise to influence;
 - b. § 12-10-217(1)(k), C.R.S. - failure to maintain files for 4 years (both properties);
 - c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;
 - e. Commission Rule 6.2 - competency - must possess experience, training, and knowledge; and
 - f. Commission Rule 6.20 - transaction file requirements.

Complaint #2024-1852 (MC) -

- A. The complainant, who is a licensed real estate broker, explained that she had a buyer agency agreement with a buyer. The respondent was the listing broker for the sellers of the subject property. The complainant made multiple allegations regarding the respondent. The investigation did not produce sufficient evidence in connection with all of the complainant's allegations. Therefore, the report focused on the following allegations made by the complainant, as well as potential violations uncovered during the investigation, that the respondent:
 - Provided invoices as proof of completed work when in fact, the invoices were estimates of work to be completed;
 - Failed to establish her brokerage relationship in writing;
 - Failed to maintain a complete real estate transaction file for a period of four years; and
- B. This is a possible violation of:
 - a. § 12-10-217(1)(b), C.R.S. - making false promise to influence;
 - b. § 12-10-217(1)(k), C.R.S. - failure to maintain files for 4 years (both properties);
 - c. § 12-10-217(1)(m), C.R.S. - violation of any Commission rule or part 4;
 - d. § 12-10-217(1)(q), C.R.S. - unworthy, incompetent practice;

- e. § 12-10-217(1)(w), C.R.S. - dishonest dealing;
- f. § 12-10-408(2)(b), C.R.S. - brokerage disclosure in writing;
- g. Commission Rule 6.2 - competency - must possess experience, training, and knowledge;
- h. Commission Rule 6.6 - brokerage relationships - listing contract or written disclosure required; and
- i. Commission Rule 6.20 - transaction file requirements.

The discipline for the above cases is combined discipline for matters 2023-2571, 2024-10, 2024-253, 2024-256, 2024-1739, and 2024-1852 and includes:

- A. The respondent's settlement offer includes a Stipulation and Final Agency Order;
- B. The respondent's real estate broker's license shall be revoked;
- C. The respondent's real estate broker's license shall be publicly censured; and
- D. She will be required to pay a fine to the Commission in the amount of \$92,000 or maximum fines.

Motion unanimously carried.

NOTE: Investigative Matter P. - Complaint #x2024-10 (CS) was pulled from the Agenda and removed from the Commission's consideration.

EXECUTIVE SESSION:

At 4:14 p.m. it was moved, seconded and approved by more than two-thirds vote by the Commission that pursuant to §24-6-402(3)(a)(II), C.R.S., to convene the Colorado Real Estate Commission into Executive Session for the purpose of receiving legal advice on specific legal questions for matters noticed on this agenda regarding recently enacted statutory requirements for assessing applications that disclose criminal conviction or to discuss confidential information pursuant to C.R.S. § 24-6-402(3)(a) (II) and (III).

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

The Commission adjourned out of Executive Session at 4:22 p.m. and resumes meeting via webinar that is open to the public.

LICENSING MATTERS:

Licensing Matter A - Complaint #2025-1126 (TH) - License Application -

The Commission considered this application for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

The applicant was issued a letter of reprimand, as well as fines and fees in the amount of \$250.00 and \$170.00 by the North Dakota Real Estate Commission in 2013 for violation of her advertising rules and regulations. The applicant was again issued a letter of reprimand, as

well as fines and fees in the amount of \$1,500.00 and \$1,200.00 by the North Dakota Real Estate Commission in 2018 for violation of her advertising rules and regulations. Additionally, in 2017, a letter of reprimand was issued by the North Dakota Real Estate Commission in violation of the applicant's supervision of an associate broker.

It was moved by Commissioner Rubal and seconded by Commissioner Doyle to approve the license application.

Motion unanimously carried.

Licensing Matter B - Complaint #2025-1039 (SH) - License Application -

The Commission considered this application for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On March 02, 2022, the applicant was convicted of a 2nd Degree Misdemeanor, Endangering the Welfare of a Child. The applicant was sentenced to 10 days in jail, 2 years of probation, and a fine of \$117.50. The applicant has completed all terms of jail, probation, and has paid the fine in full. The case is closed.

It was moved by Commissioner Sanders and seconded by Commissioner Rubal to approve the license application.

Motion unanimously carried.

Licensing Matter C - Complaint #2025-1201 (LTL) - Preliminary Advisory Opinion -

The Commission considered this application for a preliminary advisory opinion for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On April 30, 2025, the applicant was convicted of 2 counts of Child Abuse-knowing/reckless injury, a Class 2 Misdemeanor. The applicant was sentenced to 30 days in jail, jail time was suspended and she was re-sentenced to 30 days in-home detention with 36 months of probation and a fine of \$2,547.50. The applicant has completed the in-home detention, the probation is ongoing, and there is a current balance of \$2,547.50.

It was moved by Commissioner Sanders and seconded by Commissioner Rubal to issue a negative opinion.

Motion unanimously carried.

Licensing Matter D - Complaint #2025-1085 (SO) - Preliminary Advisory Opinion -

The Commission considered this application for a preliminary advisory opinion for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On October 15, 2021, the applicant was convicted of a Class 4 Felony, Child Abuse-Negligently Cause Sbi. The applicant was sentenced to 8 years DOC with 391 days credit for time served,

3 years parole, and a fine of \$13,753.51 and \$653.91 in restitution. The applicant has completed all terms of prison and parole and has a \$0 balance. The case is closed.

It was moved by Commissioner Sanders and seconded by Commissioner Rubal to issue a positive opinion.

Motion unanimously carried.

Licensing Matter E - Complaint #2025-1086 (ERA) - License Application -

The Commission considered this application for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On November 14, 2019, the applicant was convicted of a Class 1 Misdemeanor Assault 3-know/reckless cause injury and a Class 3 Misdemeanor Harassment-strike/shove/kick. The applicant was sentenced to 2 years of probation, probation was revoked, and she was re-sentenced to 8 months of probation with a fine of \$350.50. The applicant has completed probation terms and has paid the fine in full. This discipline in this case is concurrent with the next two cases.

- On November 14, 2019, the applicant was convicted of Vehicular Eluding, a Class 6 Felony.
- On November 14, 2019, the applicant was convicted of Criminal Possession Financial Device-One Device, a Class 1 Misdemeanor.

On October 06, 2021, the applicant was convicted of a Class 3 Misdemeanor Criminal Mischief-Under \$300. The applicant was sentenced to 6 months of probation, 30 days jail suspended, and a fine of \$334.50. Probation is complete and the fine is paid in full. The case is closed.

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the license application.

Motion unanimously carried.

Licensing Matter F - Complaint #2025-1000 (CSJ) - License Application -

The Commission considered this application for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On August 29, 2014, the applicant was convicted of a Controlled Substance-Conspiracy Schedule 1/2 -14-225 grams, a Class 2 Drug Felony. The applicant was sentenced to 8 years community corrections, and 2 years of probation. Probation was then revoked and the applicant was re-sentenced to 2 years of probation with a fine of \$4,821.65 and restitution in the amount of \$140.00. The applicant completed community corrections with an early termination and has completed probation with a \$0 balance for the fine and restitution. The case is closed.

On April 21, 2016, the applicant was convicted of a Class 3 Drug Felony, Marijuana w/ Intent < 5lbs /2.5 lbs. The applicant was sentenced to 4 years community corrections and a fine of

\$2,558.50. This case is concurrent with the above case. The applicant has completed all terms for community corrections and has paid the fine in full. The case is closed.

It was moved by Commissioner Sanders and seconded by Commissioner Doyle to approve the license application.

Motion unanimously carried.

Licensing Matter G - Complaint #2025-870 (CL) - License Application -

The Commission considered this application for a real estate broker's license together with accompanying documentation and information supplied by the applicant.

On September 11, 2015, the applicant was convicted of a Felony Criminal Mischief-Damage \$1000 or more. The applicant was sentenced to 12 months of probation. Probation was violated and he was re-sentenced to 30 days in jail. The applicant was ordered to pay restitution in the amount of \$2,205.12 and a fine of \$1,167.00. The current balance is \$1,067.00.

On July 25, 2016, the applicant was convicted of a Misdemeanor Petit Theft, 1st Degree Property \$100-\$300. The applicant was sentenced to a fine of \$343.00 and has a balance of \$318.00.

On July 25, 2016, the applicant was convicted of a Misdemeanor Petit Theft, 1st Degree Property \$100-\$300. The applicant was sentenced to \$343.00 and has a balance of \$343.00.

On January 18, 2019, the applicant was convicted of a Motor Vehicle Theft/ Agg.2 \$1000-\$20,000 s Class 6 Felony. The applicant was sentenced to 18 months of probation. Probation was revoked and he was re-sentenced to 1 year of probation, and a fine of \$2,698.81. The applicant has completed all terms of probation and has a \$0 balance. The case is closed.

It was moved by Commissioner Sanders and seconded by Commissioner Rubal to deny the license application.

Motion unanimously carried.

ESP MATTERS:

NOTE: ESP Matter A, Complaint #2025-748 (DN) was removed from the Commission's consideration. The ESP Matters were taken out of order - beginning with ESP Matter C followed by ESP Matter B.

ESP Matter C, Complaint #2024-301 (BK) - Stipulation Violation -

The Commission was presented with a stipulation violation report by Penny Elder, ESP Program Manager, regarding ESP Matter C, Complaint #2024-301 (BK). Following discussion, it was moved by Commissioner Sanders and seconded by Commissioner Doyle to proceed with a violation of § 12-10-217(1)(m), C.R.S. to include a Final Agency Order, revocation of the real estate broker's license; public censure; and a fine in the amount of \$2,500 (plus mandatory 15% surcharge).

Motion unanimously carried.

NOTE: Commissioner Doyle recuses herself from consideration of ESP Matter B, Complaint #2023-2306 and leaves the webinar at 4:49 p.m.

ESP Matter B, Complaint #2023-2306 (IG) - Stipulation Violation -

The Commission was presented with a stipulation violation report by Penny Elder, ESP Program Manager, regarding ESP Matter B, Complaint #2023-2306 (IG). Following discussion, it was moved by Commissioner Sanders and seconded by Commissioner Rubal to proceed with a violation of § 12-10-217(1)(m), C.R.S. to include a Final Agency Order, public censure; and a fine in the amount of \$2,500 (plus mandatory 15% surcharge). The respondent's real estate broker's license shall be suspended for a period of 30 days and the suspension will continue indefinitely until the respondent complies.

Motion carried.

ADJOURN:

The Real Estate Commission adjourned out of their regular meeting at 4:53 p.m. on August 5, 2025

Renee Lynde, Chair

Eriqueca Sanders, Vice Chair

____ABSENT____
Bernadette Bugarin, Commissioner

Erika Doyle, Commissioner

Autymn Rubal, Commissioner

Marcia Waters, Director
Colorado Division of Real Estate