



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

## **AGENDA**

### **COLORADO REAL ESTATE COMMISSION MEETING WEBINAR MEETING**

**Tuesday, August 5, 2025  
9:00 A.M.**

**The public may attend the meeting via Webinar  
Please register for Real Estate Commission Meeting at:**

**[https://us06web.zoom.us/webinar/register/WN\\_WrtSD7MfS\\_KVMglvwwfTPQ](https://us06web.zoom.us/webinar/register/WN_WrtSD7MfS_KVMglvwwfTPQ)**

**After registering, you will receive a confirmation email containing  
information about joining the webinar**

**Agenda Updated 7/29/2025**

**The Commission may reorder the Agenda to accommodate the needs of the Commission  
members, staff or attendees.**

### **Confirm Recording. Confirm Video/Audio of Established Quorum Members**

#### **Order of Business: Director Marcia Waters**

- A. Director Marcia Waters calls the Real Estate Commission meeting to order
- B. Roll Call
- C. Approval of June 3, 2025 Real Estate Commission Meeting Minutes
- D. Public presentation of issues not on today's meeting Agenda

#### **HEARING MATTERS:**

- A. Review of Initial Decision and Consideration of Final Agency Order - Kaycee Dunn, Case Number: RC 2025-0006
- B. Review of Initial Decision and Consideration of Final Agency Order - Colette Ledlow, Case Number: RC 2025-0009



## **EXECUTIVE SESSION TOPICS:**

The Commission may enter executive session to receive legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) concerning disputes that are the subject of pending or imminent court action and/or 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)(III).

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

## **Order of Business**

### **POLICY MATTERS:** Marcia Waters, Director

- A. Commission Rule 6.3G - Confidentiality and Supervision
- B. Agenda Items for Next Meeting

### **Non-Rulemaking Hearing - Commission Approved Forms**

- Manufactured Home Contract Extension or Termination of Contract (NEW)
- Agreement to Revive Contract Manufactured Home Contract to Buy and Sell (NEW)
- Manufactured Home Contract to Buy and Sell
- Exclusive Right-to-Lease Listing Contract
- Exclusive Tenant Listing Contract
- Exclusive Right-to-Buy Listing Contract
- Exclusive Right-to-Sell Listing Contract
- Seller Association Authorization
- Seller's Property Disclosure
- Closing Instructions
- Post Closing Occupancy Agreement
- Inspection Objection Notice
- Extension or Termination of Contract
- Agreement to Revive Contract
- Contract to Buy and Sell Real Estate

### **COMPLAINT/INVESTIGATIONS/AUDITS:** Sarah Halloran/Nicole Tribelhorn/Eddie Rose

- A. Complaint #2024-2213 (AG) - Marcy Rivera, Investigator
- B. Complaint #2024-1992 (AI) - Marcy Rivera, Investigator
- C. Complaint #2025-608 (SP) - Jae McClain, Investigator
- D. Complaint #2025-604 (CC) - Paul Martinez, Investigator
- E. Complaint #2025-606 (GO) - Paul Martinez, Investigator
- F. Complaint #2025-596 (JW) - Paul Martinez, Investigator
- G. Complaint #2024-1332 & 2024-1520 (KC) - Paul Martinez, Investigator
- H. Complaint #2024-1407 (NK) - Yvette Gabardi, Investigator
- I. Complaint #2024-1736 (DS) - J.B. Peters, Investigator
- J. Complaint #2025-833 (KW) - Pat Hardy, Investigator
- K. Complaint #2024-1142 (SJ) - Pat Hardy, Investigator
- L. Complaint #2025-772 (AP) - David Levy, Investigator
- M. Complaint #2025-610 (TS) - David Levy, Investigator
- N. Complaint #2024-2287 (KW) - Charles Rakay, Investigator
- O. Complaint #2023-2571, 2024-10, 2024-253, 2024-256, 2024-1739 & 2024-1852, (MC) - Carolynne Dionese-Wright, Investigator
- P. Complaint #x2024-10 (PS) - Andrew Orr, Investigator



## EXECUTIVE SESSION TOPICS:

The Commission may enter executive session to receive legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) concerning disputes that are the subject of pending or imminent court action and/or 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)(III).

## LICENSING MATTERS: Sarah Halloran/Nicole Tribelhorn/Eddie Rose

- A. Complaint #2025-1126 (TH) - License Application - Yvette Gabardi, Investigator
- B. Complaint #2025-1039 (SH) - License Application - Tabitha Quintana, Investigator
- C. Complaint #2025-1201 (LL) - Preliminary Advisory Opinion - Tabitha Quintana, Investigator
- D. Complaint #2025-1085 (SO) - Preliminary Advisory Opinion - Tabitha Quintana, Investigator
- E. Complaint #2025-1086 (ERA) - License Application - Tabitha Quintana, Investigator
- F. Complaint #2025-1000 (CSJ) - License Application - Tabitha Quintana, Investigator
- G. Complaint #2025-870 (CL) - License Application - Tabitha Quintana, Investigator

## EXPEDITED SETTLEMENT PROCESS (ESP) MATTERS: Penny Elder

- A. Complaint #2025-748 (DN) - Stipulation Violation
- B. Complaint #2023-2306 (IG) - Stipulation Violation
- C. Complaint #2024-301 (BK) - Stipulation Violation

## ATTORNEY GENERAL MATTERS:

- ~~A. Complaint #2023-1762 (AT) - Counteroffer~~

## EXECUTIVE SESSION TOPICS:

The Commission may enter executive session to receive legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) concerning disputes that are the subject of pending or imminent court action and/or 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)(III).

- ~~A. Complaint #2023-1762 (AT) - Counteroffer~~

## ADJOURNMENT

### Next Scheduled Meeting:

**October 7, 2025** - at 9:00 a.m. - Meeting conducted via webinar

