



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

AGENDA

COLORADO REAL ESTATE COMMISSION MEETING WEBINAR MEETING

**Tuesday, December 2, 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_C7haOLgAQNebbhq0v2Eb2w

**Please register by no later than 8:30 a.m. on the morning of the meeting.
After registering, you will receive a confirmation email containing
information about joining the webinar**

Agenda Revised 11/21/2025

**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 October 7, 2025 Real Estate Commission Meeting Minutes
- D. Public presentation of issues not on today's meeting Agenda

HEARING MATTERS:

- A. Oral Arguments and Deliberation Regarding Exceptions in Colorado Real Estate Commission v. Rachel Justman; Case Number: RC 2023-0010
- B. Review of Initial Decision and Consideration of Final Agency Order - Sherdyne Cornish, Case Number: RC 2025-0023

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 regarding Case No. RC 2023-0010 - Sue Kim - Conflicts Counsel

Rulemaking Hearing - Proposed New, Amended and/or Repealed Rules

- A. Director Marcia Waters calls the Rulemaking Hearing to order
- B. Roll Call
- C. Proposed New, Amended and Repealed Rules
 - Chapter 1 - Definitions
 - Chapter 2 - License Requirements
 - Chapter 4 - Continuing Education Requirement
 - Chapter 6 - Practice Standards
- D. Testimony from Interested Parties
- E. Comments/Questions from the Board

Order of Business

POLICY MATTERS: Marcia Waters, Director

- A. Recommended Changes to the Forms Process
- B. Forms Global List
- C. Brokers Representing Commissions as Concessions in the MLS
- D. Sellers Directing Brokers to Misrepresent Sales Price
- E. Agenda Items for Next Meeting

COMPLAINT/AUDITS: Sarah Halloran/Nicole Tribelhorn/Eddie Rose

- A. Complaint #x2025-79 (JK) - Andrew Orr, Investigator
- B. Complaints #2025-352, 2025-380, 2025-403, 2025-415, 2025-525, 2025-557, 2025-558, 2025-767, 2025-782, 2025-1252, 2025-1387 (PG) - Todd Geske, Investigator
- C. Complaint #2025-649 (JR) - Todd Geske, Investigator
- D. Complaint #2025-1340 (JJ) - Yvette Gabardi, Investigator
- E. Complaint #2025-195 (TR) - Yvette Gabardi, Investigator
- F. Complaint #2024-28 (MH) - J.B. Peters, Investigator
- G. Complaints #2025-1120 & 2025-1434 (TG) - Robert Walker, Investigator
- H. Complaint #2025-1167 (SG) - Robert Walker, Investigator
- I. Complaints #2025-1277, 2025-1333, 2025-1368, 2025-1369, 2025-1417, 2025-1442, 2025-1143, 2025-1463, 2025-1492, 2025-1494, 2025-1513, 2025-1517, 2025-1518, 2025-1522, 2025-1583, 2025-1652, 2025-1660, 2025-1797, and 2025-1820 (JB) - Charles Rakay, Investigator
- J. Complaint #2025-315 (SB) - Pat Hardy, Investigator
- K. Complaint #2025-1318 (NM) - David Levy, Investigator

LICENSING MATTERS: Sarah Halloran/Nicole Tribelhorn/Eddie Rose

- A. Complaint #2025-1912 (MG) - License Application - Paul Martinez, Investigator
- B. Complaint #2025-1266 (GM) - Preliminary Advisory Opinion - Tabitha Quintana, Investigator
- C. Complaint #2025-1383 (ZZ) - Preliminary Advisory Opinion - Tabitha Quintana, Investigator

EXPEDITED SETTLEMENT PROCESS (ESP) MATTERS: Penny Elder

- A. Complaint #x2025-66 (DR) - Counter Offer



- B. Complaint #2024-1061 (PV) - Stipulation Violation
- C. Complaint #2024-2242 (KK) - Stipulation Violation

ATTORNEY GENERAL MATTERS:

- A. Legal Advice on Recommended Changes to the Forms Process

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).

ADJOURNMENT

Next Scheduled Meeting:

February 3, 2026 - at 9:00 a.m. - Meeting conducted via webinar

