



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

## **AGENDA**

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

**Tuesday, October 7, 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\\_m1b6HWcgQQmpjUgr5XZPPA](https://us06web.zoom.us/webinar/register/WN_m1b6HWcgQQmpjUgr5XZPPA)**

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

**Agenda Updated 9/30/2025**

**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 August 5, 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

#### **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



## EXECUTIVE SESSION TOPICS:

The Commission may enter executive session to receive legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) for the purpose of conferring with counsel and/or receiving legal advice on specific legal questions for the following matters noticed on this agenda.

- A. Policy Matter B - Draft Rules - Client Informed Consent
- B. Policy Matter C - Proposed Commission Position 31 - Management of Confidential Client Information by an Employing Broker
- C. Policy Matter D - Draft Revisions to Rule 6.17 - Duty to Disclose Conflict of Interest and License Status
- D. Policy Matter E - Proposed Revisions to Commission Position 22 - Conflicts of Interest
- E. Forms presented for Non-Rulemaking Hearing

## Order of Business

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

- A. 2026 CREC Meeting Dates
- B. Draft rules - Client, Informed Consent
- C. Proposed Commission Position 31 - Management of Confidential Client Information by an Employing Broker
- D. Draft revisions to Rule 6.17 Duty to Disclose Conflict of Interest and License Status
- E. Proposed revisions to Commission Position 22 - Conflicts of Interest
- F. Agenda Items for Next Meeting

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

- Manufactured Home Addendum to Contract to Buy and Sell Real Estate
- Exclusive Right-to-Lease Listing Contract
- Exclusive Tenant Listing Contract
- Exclusive Right-to-Buy Listing Contract
- Exclusive Right-to-Sell Listing Contract
- Closing Instructions

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

- A. Complaint #2025-1118 (AR) - Paul Martinez, Investigator
- B. Complaint #2024-2298 (BB) - J.B. Peters, Investigator
- C. Complaint #2025-157 (RY) - Yvette Gabardi, Investigator
- D. Complaint #x2025-33 (MF) - Jae McClain, Investigator
- E. Complaint #2024-2148 (JM) - Marcy Rivera, Investigator
- F. Complaint #x2025-65 (MA) - Betsy Meredith, Investigator
- G. Complaint #2025-453 (NAM) - Betsy Meredith, Investigator
- H. Complaint #x2024-124 (RR) - Betsy Meredith, Investigator
- I. Complaint #x2025-15 (MH) - Betsy Meredith, Investigator
- J. Complaint #x2025-66 (DR) - Betsy Meredith, Investigator
- K. Complaint #2025-194 (LW) - Rob Walker, Investigator
- L. Complaint #2024-1995 (AE) - Robin Coats, Investigator
- M. Complaint #2024-555 (CV) - Carolynne Dionese-Wright, Investigator
- N. Complaint #2025-303 & 2025-351 (PG) - Marcy Rivera, Investigator
- O. Complaint #2024-1556 (CL) - Marcy Rivera, Investigator
- P. Complaint #x2025-104 (JM) - Jae McClain, Investigator
- Q. Complaint #x2024-10 (PS) - Andrew Orr, Investigator



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

- A. Complaint #2025-1662 (BS) - Preliminary Advisory Opinion - Tabitha Quintana, Investigator
- B. Complaint #2025-1269 (MT) - License Application - Tabitha Quintana, Investigator
- C. Complaint #2025-1560 (JM) - License Application - Tabitha Quintana, Investigator

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

- A. Complaint #2025-94 (JM) - Stipulation Violation
- B. Complaint #2024-2227 (AS) - Stipulation Violation
- C. Complaint #2024-2074 (RV) - Stipulation Violation
- D. Complaint #2023-2424 (AW) - Stipulation Violation
- E. Complaint #2025-2119 (AC) - Stipulation Violation

**ATTORNEY GENERAL MATTERS:**

None

**ADJOURNMENT**

Next Scheduled Meeting:

**December 2, 2025** - at 9:00 a.m. - Meeting conducted via webinar

