

REC Licensee Disciplinary Actions

Barbara Burton, #111287, Salesperson, Anchorage

On March 28, 2016, the Commission adopted the Consent Agreement for salesperson Barbara Burton, case 2016-000356. Ms. Burton disclosed issues in her initial application that the Commission determined could possibly affect her ability to practice safely and competently. Ms. Burton received two (2) years' probation and must submit quarterly self-evaluation reports.

Kris Bohman, #18448, Salesperson, Anchorage

On March 24, 2016, the Commission adopted the Consent Agreement of Kris Bohman, case 2015-001014. Mr. Bohman contradicted his representation between the Alaska Real Estate Commission Consumer Pamphlet and the Purchase and Sale Agreement, failed to provide the Residential Real Property Transfer Disclosure Statement or Waiver, failed to indicate how the earnest money would be accounted for, failed to advise his client to obtain expert advice on a matter to real estate beyond his expertise and failed to submit any documentation to his broker for review. Mr. Bohman will be on probation for two (2) years, a fine of \$5000.00 with \$3500.00 suspended, complete 18 hours of education and a public reprimand.

Lindwood Parker, #16080, Salesperson, Anchorage

On March 24, 2016, the Commission adopted the Consent Agreement of Linwood Parker, case 2015-001760. Mr. Parker failed to provide the Alaska Real Estate Commission Consumer Pamphlet prior to establishing a relationship, failed to provide the Residential Real Property Transfer Disclosure Statement or Waiver, failed to indicate how the earnest money would be accounted for, failed to advise his client to obtain expert advice on a matter to real estate beyond his expertise and failed to submit any documentation to his broker for review. Mr. Parker will be on probation for three (3) years, a fine of \$5000.00 with \$2500.00 suspended, complete 18 hours of education and a public reprimand.

Phyllis Enoch, #17181, Associate Broker, Fairbanks

On March 9, 2016, the Commission adopted the Voluntary Surrender of Phyllis Enoch, case 2015-001324. Ms. Enoch was under investigation for allegations of failing to account for all records in a real estate transaction, failing to use reasonable skill and care and taking actions that could be detrimental to the interest of a person in a real estate transaction. If Ms. Enoch wishes to practice real estate again in the state of Alaska, she will have to prove she can practice safely and competently.

Clifford Penn, #16334, Salesperson, Anchorage

On March 9, 2016, the Commission adopted the Voluntary Surrender of Clifford Penn, case 2016-000030. Mr. Penn was under investigation for the disclosure of pending criminal charges in a renewal application for Misapplication of Property. If

Mr. Penn wishes to practice real estate again in the state of Alaska, he will have to prove he can practice safely and competently.

Fred Braun, # 14729, Associate Broker, Soldotna

On March 9, 2016, the Commission adopted the Consent Agreement of Fred Braun, case 2015-001013. Mr. Braun advertised a property without a proper listing or extension of a previous contract and failed to maintain complete records in this matter. Mr. Braun received a fine of \$2500.00 with \$1500.00 suspended, probation for 1 year and must complete 6 hours of education.

Sandra Nunes, #104663, Salesperson, Anchorage

On September 28, 2015, the Commission adopted the Consent Agreement for salesperson Sandra Nunes, case 2015-0001528. Ms. Nunes had been previously licensed and had surrendered her license in June of 2010. Ms. Nunes received three (3) years' probation, submit to periodic audits, submission of quarterly self-evaluations and employer reports.

Sandra Harp, #16109, Broker, Anchorage

On September 2, 2015, the Commission adopted the Voluntary Suspension of Sandra Harp, case 2013-001352. Ms. Harp was under investigation for failing to properly supervise a licensee and allowing an unlicensed person to perform activities requiring a license. Ms. Harp's suspension is for a period of eighteen months (18) and she must prove to the Commission that she can practice competently and safely before she can be reinstated.

Geoffrey McGrath, #104091, Salesperson, Anchorage

On September 2, 2015, the Commission adopted the Consent Agreement for salesperson Geoffrey McGrath, case 2015-000511. Mr. McGrath disclosed issues in his initial application of his past that the Commission determined could possibly affect his ability to practice safely and competently. Mr. McGrath received five (5) years' probation and Mr. McGrath must submit quarterly self-evaluation and employer reports as well as making available to the Commission upon request records of transactions.

Brandy Pennington, #17934, Salesperson, Anchorage

On September 2, 2015, the Commission adopted the Consent Agreement for salesperson Brandy Pennington, case 2015-000590. Ms. Pennington extended a listing without proper authorization and contacted the client of another licensee to secure a onetime listing agreement after being informed of an existing listing. Ms. Pennington received One (1) year probation, a fine of \$1000.00 with \$500.00 suspended, two (2) hours training in the area of Ethics, two (2) hours of training in the area of Contracts and License Law and two (2) hours of training in Licensee Relationship and a public reprimand.

John Erkins, #16420, Salesperson, Anchorage

On September 2, 2015, the Commission adopted the Consent Agreement for salesperson John Erkins, case 2015-000439, and 2012-000557. Mr. Erkins failed to immediately turn money over to his employing broker, failed to provide reasonable skill and care by making changes to a document without authorization. Mr. Erkins received twelve (12) month license suspension with twelve (12) months stayed, three (3) years' probation, a fine of \$2500.00 with \$1000.00 suspended, six (6) hours training in the area of Contract Law, six (6) hours post licensing training in the area of Ethics and a public reprimand.

Glenda Gilbert, #14710, Salesperson, Juneau

On July 22, 2015, the Commission adopted the Consent Agreement for salesperson Glenda Gilbert, case 2013-000082. Ms. Gilbert failed to disclose her relationship and provide a copy of the "Alaska Real Estate Commission Consumer Pamphlet" to a client in a real estate transaction. Ms. Gilbert received two (2) years' license probation, a fine of \$4500.00 with \$3000.00 suspended, periodic audit of files, six(6) hours pre-licensing training in the area of licensing relationships, nine(9)hours post licensing training in the area of contract agreements and a public reprimand.

Melissa Godley, #18549, Salesperson, Fairbanks

On June 3, 2015, the Commission adopted the Voluntary Surrender of Melissa Godley case 2015-000296. Ms. Godley was under investigation for allegations of fraud while conducting property management activities. If Ms. Godfrey wishes to practice real estate again in the state of Alaska, she will have to prove she can practice safely and competently.

Susan Cho, #18651, Salesperson, Anchorage

On February 25, 2015, the Commission adopted the Administrative Law Judge's proposed decision in case #2014-000286 (OAH #14-0940). Ms. Cho had a 2013 criminal conviction for medical assistance fraud. The Commission revoked her real estate salesperson's license.

Shane O'Hare, #18390, Salesperson, Wasilla

On February 25, 2015, the Commission modified and adopted the Administrative Law Judge's proposed decision in case #2014-000282 (OAH #14-1114-REC). Before Mr. O'Hare received a Real Estate Salesperson license, he had a criminal conviction for a federal drug charge. His criminal conviction demonstrated a lack of fitness to be a real estate salesperson; however, his minimal involvement in the criminal scheme, and in the drug culture in general, indicated that he could be considered fit after additional education and supervised practice. The Commission's imposed discipline of Mr. O'Hare included but is not limited to: a license suspension for 365 days, his probation to run concurrently with his federal probation, and to complete 18 hours of continuing education within one-year.

Kevin Elfrink, #12377, Associate Broker, Anchorage

On December 3, 2014, the Real Estate Commission adopted the Consent Agreement for Kevin Elfrink, case #2013-002099. Mr. Elfrink failed to make proper disclosure under the section of Licensee Relationships, to obtain authorization of neutral relationship, and to provide reasonable skill and care by not making proper disclosure of representation. Mr. Elfrink received 1 year license probation, a civil fine of \$500, fourteen hours of additional continuing education/competency requirements, and a reprimand.

Scott Isaacs, #19075, Salesperson, Wasilla

On December 30, 2014, the Commission adopted the Stipulated Agreement, Proposed Decision and Order in case #2014-001036 (OAH #14-1933-REC). Mr. Isaacs submitted an Alaska Real Estate Salesperson Application by Examination to the Division that was denied by the Commission for failure to meet the licensure requirements contained in AS 08.88.171(c). Mr. Isaacs pled guilty to two counts of Misconduct Involving Weapons in the Fourth Degree, as well as Attempted Misconduct Involving Weapons in the Third Degree, each Class A Misdemeanors. The aforementioned crimes are not specifically enumerated under AS 08.88.171(c) and thus do not automatically trigger the 7-year licensure ban. The Commission issued Mr. Isaacs a real estate salesperson license on a probationary basis. Mr. Isaacs shall be subject to the following terms and conditions; he will be subject to three years license probation, and submit quarterly self-evaluations and employer reports.