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FILED

MAR 19 2021

DEPT. OF REAL ESTATE

By *John Argall*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-05152 SD
)	OAH No. 2020090006
DARLENE MARIE BOWERS,)	
)	<u>STIPULATION AND</u>
Respondent.)	<u>AGREEMENT</u>
)	

It is hereby stipulated by and between Respondent DARLENE MARIE BOWERS, a.k.a. "Darlene Marie Coonrad" and "Darlene Marie Coonard" ("Respondent"), represented by Frank M. Buda, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on May 28 2020, in this matter:

- All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement ("Stipulation").
- Respondent has received, read and understands the Statement to Respondent, the Discovery Provisions of the APA, and the Accusation filed by the Department of Real Estate in this proceeding.

1 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
4 acknowledges that Respondent understands that by withdrawing said Notice of Defense,
5 Respondent will thereby waive Respondent's right to require the Real Estate Commissioner
6 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
7 accordance with the provisions of the APA and that Respondent will waive other rights
8 afforded to Respondent in connection with the hearing such as the right to present evidence in
9 defense of the allegations in the Accusation and the right to cross-examine witnesses.

10 4. Respondent, pursuant to the limitations set forth below, hereby admits
11 that the factual allegations in the Accusation filed in this proceeding are true and correct and
12 the Commissioner shall not be required to provide further evidence to prove such allegations.

13 5. It is understood by the parties that the Real Estate Commissioner may
14 adopt the Stipulation as his Decision in this matter, thereby imposing the penalty and sanctions
15 on Respondent's real estate license and license rights as set forth in the below Order. In the
16 event that the Commissioner in his discretion does not adopt the Stipulation, it shall be void
17 and of no effect, and Respondent shall retain the right to a hearing and proceeding on the
18 Accusation under all the provisions of the APA and shall not be bound by any admission or
19 waiver made herein.

20 6. The Order or any subsequent Order of the Commissioner made pursuant
21 to this Stipulation shall not constitute an estoppel, merger or bar to any further administrative or
22 civil proceedings by the Department with respect to any matters which were not specifically
23 alleged to be causes for the Accusation in this proceeding.

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1 unrestricted real estate license nor for the removal of any of the conditions, limitations or
2 restrictions of a restricted license until at least **three (3) years** have elapsed from the effective
3 date of this Decision and Order.


4 4. Respondent shall, within nine (9) months from the effective date of this
5 Decision and Order, present evidence satisfactory to the Commissioner that Respondent has,
6 since the most recent issuance of an original or renewal real estate license, taken and
7 successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the
8 Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this
9 condition, Respondent's real estate license shall automatically be suspended until Respondent
10 presents evidence satisfactory to the Commissioner of having taken and successfully completed
11 the continuing education requirements. Proof of completion of the continuing education
12 courses must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013,
13 Sacramento, CA 95813-7013.

14 5. Respondent shall notify the Commissioner in writing within 72 hours of
15 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
16 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the
17 date of Respondent's arrest, the crime for which Respondent was arrested and the name and
18 address of the arresting law enforcement agency. Respondent's failure to timely file written
19 notice shall constitute an independent violation of the terms of the restricted license and shall
20 be grounds for the suspension or revocation of that license.

21 6. Respondent shall pay the sum of **\$983.20** for the Commissioner's
22 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said
23 payment shall be in the form of a cashier's check made payable to the Department of Real
24 Estate. **The investigative and enforcement costs must be delivered to the Department of
25 Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the
26 effective date of this Decision and Order. Payment of investigation and enforcement costs
27 should not be made until the Stipulation has been approved by the Commissioner.**

1 7. If Respondent fails to satisfy condition 6, above, Respondent's restricted
2 license shall be suspended until Respondent presents evidence of payment. The Commissioner
3 shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure
4 Act to present such evidence that payment was timely made. The suspension shall remain in
5 effect until payment is made in full or until a decision providing otherwise is adopted following
6 a hearing held pursuant to this condition.

7
8 DATED: Jan. 26, 2021



Kathy Yi, Counsel
Department of Real Estate

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10 * * *

11
12 Respondent has read the Stipulation and Agreement and understands that
13 Respondent is waiving rights given to Respondent by the California Administrative Procedure
14 Act, (including but not limited to Sections 11521 and 11523 of the Government Code), and
15 Respondent willingly, intelligently, and voluntarily waives those rights, including the right to
16 seek reconsideration and the right to seek judicial review of the Commissioner's Decision and
17 Order by way of a writ of mandate.

18 Respondent agrees, acknowledges, and understands that Respondent cannot
19 rescind or amend this Stipulation and Agreement. Respondent can signify acceptance and
20 approval of the terms and conditions of this Stipulation and Agreement by electronically e-
21 mailing a copy of the signature page, as actually signed by Respondent, to the Department.
22 Respondent agrees, acknowledges, and understands that by electronically sending to the
23 Department an electronic copy of Respondent's actual signature, as it appears on the
24 Stipulation, that receipt of the emailed copy by the Department shall be as binding on
25 Respondent as if the Department had received the original signed Stipulation. By signing this
26 Stipulation, Respondent understands and agrees that Respondent may not withdraw
27 Respondent's agreement or seek to rescind the Stipulation prior to the time the Commissioner

1 considers and acts upon it or prior to the effective date of the Stipulation and Order.

2 Respondent can signify acceptance and approval of the terms and conditions of
3 this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to:
4 Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California
5 90013-1105.

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7 DATED: 1/14/21

Darlene Marie Bowers
8 DARLENE MARIE BOWERS
Respondent

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I have reviewed the Stipulation and Agreement as to form and content, and
have advised my client accordingly.

DATED: 1/14/21

Frank M. Buda
Frank M. Buda, Counsel for Respondent

* * *

The foregoing Stipulation and Agreement is hereby adopted by me as my
Decision in this matter as to Respondent DARLENE MARIE BOWERS and shall become
effective at 12 o'clock noon on _____.

IT IS SO ORDERED _____

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

1 considers and acts upon it or prior to the effective date of the Stipulation and Order.

2 Respondent can signify acceptance and approval of the terms and conditions of
3 this Stipulation and Agreement by mailing the original signed Stipulation and Agreement to:
4 Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los Angeles, California
5 90013-1105.

6
7 DATED: _____

8 _____
9 DARLENE MARIE BOWERS
10 Respondent

11 * * *

12 I have reviewed the Stipulation and Agreement as to form and content, and
13 have advised my client accordingly.

14
15 DATED: _____

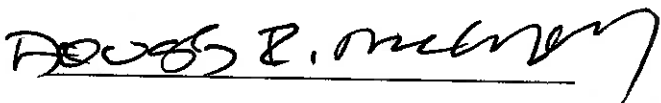
16 _____
17 Frank M. Buda, Counsel for Respondent

18 * * *

19 The foregoing Stipulation and Agreement is hereby adopted by me as my
20 Decision in this matter as to Respondent DARLENE MARIE BOWERS and shall become
21 effective at 12 o'clock noon on APR 09 2021.

22 IT IS SO ORDERED 3 - 1 - 21

23 DOUGLAS R. McCAULEY
24 REAL ESTATE COMMISSIONER

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27 _____