

**NEBRASKA REAL ESTATE COMMISSION**

**June 20, 2024**

**Telegraph Lofts East Center**

**4<sup>th</sup> Floor Conference Room**

**Lincoln, NE**

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**Opening**

Chairperson Evnen convened a meeting of the Nebraska Real Estate Commission at 8:30 a.m. on June 20, 2024, in the 4<sup>th</sup> Floor Conference Room of the Telegraph Lofts East Center, located at 200 South 21<sup>st</sup> St in Lincoln, Nebraska. All of the members of the Real Estate Commission were present. Also present were Director Greg Lemon, Deputy Director for Education Melissa Belcastro, Deputy Director for Enforcement Samantha Lowery, and Deputy Director for Licensing Monica Rut. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, was present for the Diaz Guillen Hearing.

**Notice of Meeting (Adopt Agenda)**

Director Lemon presented a public notice thereof relating to this meeting, which is attached to and made a part of these minutes. Chairperson Evnen reported that all Commissioners had been notified of the meeting simultaneously, by mail and e-mail, and that a proposed tentative agenda accompanied the notification.

Chairperson Evnen pointed out to those in attendance that a public copy of the materials being used during the meeting were available on the counsel table in the meeting room; that a copy of the Open Meetings Act was posted on the easel located in the southeast corner of the meeting room by the south entrance; and that the procedures followed were in accordance with the Open Meetings Act. Chairperson Evnen asked that guests sign the guest list.

Director Lemon noted that agenda item 22 had been added since the tentative agenda was mailed to the Commissioners.

After review of the final agenda, a motion was made by Gehrki and seconded by Dohse to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Minutes of May 16, 2024**

The minutes of the Commission meeting held on May 16, 2024, were considered.

After review, a motion was made by Burleigh and seconded by Peter to approve the minutes as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, and Evnen voting aye, and with Ritter not voting having not been in attendance at the May Meeting.

**Public Comment**

Chairperson Evnen asked the members of the audience if anyone wished to come forward to provide public comment on Commission related business. No audience member indicated a desire to come forward.

## **Receipts and Expenditures Report for May**

Director Lemon presented the Receipts and Expenditures Report for May. A copy of said report is attached to and made a part of these minutes. Director Lemon noted that an explanation page was included on the report.

The cash fund balance as of May 31, 2024, was \$1,576,896.20, which compared to a cash fund balance of \$1,680,576.17 on May 31, 2023.

After discussion, a motion was made by Gehrki and seconded by Burleigh to file the May Receipts and Expenditures Report for audit. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

## **Specialized Registrations**

### **Time-Share Registration - Amendment for ClubWyndham Access Vacation Ownership Plan (Non-Specific Site)**

Director Lemon presented a specialized registration report which included the registration of amendment to the time-share registration for ClubWyndham Access Vacation Ownership Plan (Non-Specific Site). A copy of said report is attached to and made a part of these minutes.

A motion was made by Peter and seconded by Ritter to approve the amendments to the registration as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

## **Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report**

Deputy Director Rut presented for ratification the Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Dohse and seconded by Gehrki to ratify issuance of the licenses as set forth in the report. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

## **License Statistic Report for May**

Deputy Director Rut presented the License Statistic Report for the month of May, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

## **Examination Report - May**

Deputy Director Belcastro presented for ratification the May Examination Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Gehrki and seconded by Ritter to ratify the May Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

### **Examination Passing Roster**

Deputy Director Belcastro presented the Examination Passing Roster, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

### **Real Estate Education Matters**

#### **Pre-License Education Instructor Approval**

Deputy Director Belcastro presented for ratification the Pre-License Education Instructor Approval Report, a copy of which is attached to and made a part of these minutes.

#### **Continuing Education Provider/Activity Approval**

Deputy Director Belcastro presented for ratification the Continuing Education Provider/Activity Approval Report, a copy of which is attached to and made a part of these minutes.

#### **Continuing Education Instructor Approval**

Deputy Director Belcastro presented for ratification the Continuing Education Instructor Approval Report, a copy of which is attached to and made a part of these minutes.

#### **Commission-Approved Training Provider/Activity Recognition**

Deputy Director Belcastro presented a Commission-Approved Training Provider/Activity Recognition Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Ritter and seconded by Dohse to ratify the four reports. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

#### **Continuing Education Provider/Activity Rejection**

Deputy Director Belcastro presented a Continuing Education Provider/Activity Rejection Report, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

### **Pending Sworn Complaints and Investigative Matters**

Deputy Director Lowery presented a summary report of the pending complaints, which included a list of licensees presently under disciplinary action or on appeal. A copy of said report is attached to and made a part of these minutes.

No action was necessary on this report.

The following sworn complaints and investigative matters were presented to the Commission:

**Item A** Complaint 2023-001

Deputy Director Lowery presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Ritter and seconded by Peter that to file an amended complaint in order to ensure the facts and issues involved as identified in the investigation are adequately set forth and set the matter for hearing. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item B** Complaint 2023-030 - Shirley Fey and Karen Luska vs. Mary A. McCombs

Deputy Director Lowery presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Ritter and seconded by Gehrki that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item C** Complaint 2023-049 - Sherell Price v. Misty Dawn Schmidt

Deputy Director Lowery presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Gehrki and seconded by Ritter that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item D** Investigative Report

Deputy Director Lowery presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Ritter and seconded by Gehrki that the Commission file a complaint on its own motion and set it for hearing on the violations alleged in the report. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item E** Complaint 2024-019 - Michael E. Becker v. Debra Jane Airola

Deputy Director Lowery presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Ritter and seconded by Burleigh that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item F** Complaint 2023-020 – Cherie Burcham vs. Douglas Larkins

Deputy Director Lowery presented the alleged violations and investigative report to the Commission and, when necessary, answered questions on this matter.

After being advised of the results of the investigation and discussion, a motion was made by Ritter and seconded by Burleigh that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item G** Investigative Report

Deputy Director Lowery presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Peter and seconded by Gehrki that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Item H** Complaint 2023-012

Deputy Director Lowery explained that Complaint 2023-012 was presented to the Commission as an investigative matter. The Commission voted to set the hearing against the buyer's agent which was one of three respondents.

A motion was made by Peter and seconded by Ritter that the complaint be dismissed without prejudice against the remaining respondents in Complaint 2023-012. Motion carried with Burleigh, Dohse, Geiser, Peter, Ritter, and Evnen voting aye, and with Gehrki abstained.

**Item I** Complaints 2024-027 and 2024-028

Deputy Director Lowery explained that Complaints 2024-027 and 2024-028 had been filed by previous Complainants relating to the same licensees and violations adjudicated in a prior Complaint.

After discussion, it was the Consensus of the Commission that further investigation be completed and brought for review at a future meeting.

**Presentation of Stipulation and Consent Orders**

**Complaint 2024-013,  
Commission vs. Erica Lynn Zywiec**

Deputy Director Lowery presented a Stipulation and Consent Order in the matter of Complaint 2024-013, Commission vs. Erica Lynn Zywiec. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Burleigh and seconded by Gehrki to enter into the Order as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Complaint 2022-031,  
Jean McBride vs. Benjamin Edward Muraskin**

Deputy Director Lowery presented a Stipulation and Consent Order in the matter of Complaint 2022-031, Jean McBride vs. Benjamin Edward Muraskin. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Gehrki and seconded by Ritter to enter into the Order as presented. Motion carried with Burleigh, Dohse, Gehrki, Peter, Ritter, and Evnen voting aye, and with Geiser voting nay.

**Complaint 2022-031,  
Jean McBride vs. Jacob Cole Muraskin**

Deputy Director Lowery presented a Stipulation and Consent Order in the matter of Complaint 2022-031, Jacob Cole Muraskin. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Ritter and seconded by Gehrki to enter into the Order as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

**Disciplinary Hearings**

**June 20, 2024, 10:30 a.m. – Petition for Review Hearing on  
P2024-001, Commission vs. Yolymiler Diaz Guillen**

A Hearing was held on June 20 at 10:30 a.m., in the matter of P2024-001. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondent Yolymiler Diaz Guillen was present and represented by Counsel Rubina Khaleel.

After opening statements, Counsels Spray and Khaleel jointly offered 30 Exhibits, all of which were received by Chairperson Evnen. Counsel Khaleel called Yolymiler Diaz Guillen as a witness.

Counsel Spray called Greg Lemon as a witness.

After closing arguments had been presented, Chairperson Evnen declared the Hearing concluded and gathered the original exhibits.

The Commission deliberated on the matters adduced at hearing.

At 11:56 a.m., a motion was made by Gehrki and seconded by Dohse to go into closed session to deliberate matters and to protect the reputation of Mr. Diaz Guillen. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

At 12:10 p.m., a motion was made by Gehrki and seconded by Ritter to reconvene in open session. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

A motion was made by Peter and seconded by Dohse in the Petition for Review P2024-001, to affirm the decision that Yolymiler Diaz Guillen not be permitted to be issued a Nebraska Real Estate License at this time. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye,

With the consent of the Respondent, Chairperson Evnen directed Counsel Spray to prepare the Order.

Chairperson Evnen notified the Respondent that as a part of the Order in this matter, the Respondent is required, under Nebraska Revised Statutes Section 84-914(1) and Title 305 Nebraska Administrative Code, Chapter 4-007.05, to pay the costs of the appearance fee by the court reporter, and any and all witness fees, including mileage and the cost of serving any witness. The Respondent will be billed by the Commission Office, or the amount may be specified in the Order, and will have thirty days from receipt of the costs to totally reimburse the Commission.

Chairperson Evnen announced that all exhibits related to this hearing would be retained in the Commission office.

The Hearing was adjourned at 12:12 p.m.

## **Rule Hearings**

### **Rule Hearing on Title 299, Chapter 8 and Title 305, Chapters 3 and 4 – Change Regulations Related Service of Process – 10:00 a.m.**

At 10:07 a.m. on January 19, Chairperson Evnen called to order the public hearing on the proposed amendments to Title 299, Chapter 8 and Title 305, Chapters 3 and 4, of the Commission's Rules and Regulations.

Director Lemon presented three exhibits, which included: 1) a copy of the meeting notice, which was published in a newspaper and filed with the Secretary of State, the Executive Board of the Legislative Council, and the Governor's Policy Research Office; 2) a copy of the Lincoln Journal-Star proof of publication of the meeting notice; 3) a copy of the fiscal impact statement; and 3) a copy of the proposed amendments to Title 299, Chapter 8, and Title 305, Chapters 3 and 4, in legislative style. Exhibits are attached to and made a part of these minutes.

Director Lemon noted that he had not received any written comments or testimony which had been solicited.

Director Lemon reviewed the proposed amendments set out in Title 299, Chapter 8 and Title 305, Chapters 3 and 4.

Chairperson Evnen asked if any member of the public wished to speak regarding the proposed amendments. No audience member indicated a desire to come forward.

A motion was made by Dohse and seconded by Gehrki that the Commission adopt Title 299, Chapter 8 and Title 305, Chapters 3 and 4, and to direct staff to complete the filing process for the proposed rule changes. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

Chairperson Evnen declared the rule hearing concluded at 10:12 a.m.

### **Informal Special Appearances**

#### **Tony S. Reynolds, Preliminary Review Informal Special Appearance**

Director Lemon presented exhibits which included: correspondence regarding Mr. Reynold's preliminary informal special appearance; a letter of explanation from Mr. Reynold; character reference letters for Mr. Reynold; Mr. Reynold's preliminary application for individuals with criminal convictions form; and trial court cases from the State of Nebraska on Mr. Reynold's cases and Mr. Reynold's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Mr. Reynold was present.

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

Mr. Reynold explained the situations regarding his criminal history.

After discussion, a motion was made by Gehrki and seconded by Ritter that the Director prepare an order outlining findings of fact and conclusions of law that criminal history information presented does not disqualify the preliminary applicant from being approved for licensure under the Nebraska Real Estate License Act. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

#### **Reed Augustus, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Augustus' special appearance; a letter of explanation from Mr. Augustus; character reference letters for Mr. Augustus; Mr. Augustus' salesperson application form; trial court cases from the State of Nebraska on Mr. Augustus' cases; and Mr. Augustus' criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Mr. Augustus was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Augustus explained the situations regarding his criminal history.

After discussion, a motion was made by Ritter and seconded by Dohse to allow Mr. Augustus to sit for the salesperson examination after making proper application and to have a license issued upon passing.

Commissioner Gehrki offered an amendment that Mr. Augustus must notify any anticipated employing broker of the criminal convictions and the circumstances of the convictions and said broker shall confirm said notification in writing to the Commission prior to the license being placed with said broker. Mr. Augustus must also notify the Commission staff of any criminal charge, except those charges where there is no possible sentence of jail time within five days for a period of three years. The amendment was accepted by the mover and the second.

Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, and Ritter voting aye, and with Evnen voting nay.



### **Michelle Koubsky, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Ms. Koubsky's special appearance; a letter of explanation from Ms. Koubsky; character reference letters for Ms. Koubsky; trial court cases from the State of Nebraska on Ms. Koubsky's cases; Ms. Koubsky's criminal history report; Ms. Koubsky's salesperson application form; and correspondence regarding Ms. Koubsky's special appearance. A copy of said exhibit is attached to and made a part of these minutes. Ms. Koubsky's was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Koubsky explained the situations regarding her criminal history.

A motion was made by Peter and seconded by Burleigh that Ms. Koubsky not be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Dohse, Geiser, Peter, Ritter, and Evnen voting aye, and with Gehrki voting nay.

### **Forrest Adam Hickman, Broker Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Hickman's special appearance; a letter of explanation from Mr. Hickman; character reference letters for Mr. Hickman; trial court cases from the State of Nebraska on Mr. Hickman's cases; Mr. Hickman's criminal history report; Mr. Hickman's broker application form; Mr. Hickman's salesperson application form; and correspondence regarding Mr. Hickman's special appearance. A copy of said exhibit is attached to and made a part of these minutes. Mr. Hickman was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Hickman explained the situations regarding his criminal history.

A motion was made by Peter and seconded by Dohse that Mr. Hickman not be allowed to sit for the broker examination at this time. Motion carried with Burleigh, Dohse, Geiser, Peter, Ritter, and Evnen voting aye, and with Gehrki voting nay.

### **Savannah Manhold, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Ms. Manhold's special appearance; a letter of explanation from Ms. Manhold; character reference letters for Ms. Manhold; a proof of submission of completion from ProDoc e-filing system for Ms. Manhold; a copy of orders from the Harris County, Texas District Court for Ms. Manhold; Ms. Manhold's salesperson application form; and Ms. Manhold's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Manhold was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Manhold explained the situations regarding her criminal history.

A motion was made by Gehrki and seconded by Ritter that Ms. Manhold receive a salesperson license after making proper application and to have a salesperson license issued. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

### **2023-2024 Objectives – Final Report**

Director Lemon presented an exhibit regarding the proposed 2023-2024 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon explained the objectives and the progress of each.

There was discussion regarding the development of a new website and asked that the Director contact the provider to assist in expediting the process.

No action was necessary on this report.

### **Consider 2024-2025 Objectives**

Director Lemon presented an exhibit regarding the proposed 2024-2025 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon explained the new objectives and sought input for other objectives.

A motion was made by Dohse and seconded by Ritter to adopt the Commission Objectives as presented. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

### **Consider Renewal of Errors and Omissions Insurance Contract with Rice Insurance Services Center for 2025**

Director Lemon presented an exhibit regarding the 2025 Renewal of Contract Quotation from Rice Insurance Services Center. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon indicated that the errors and omissions insurance coverage and underwriter would be the same as the current year. He noted that there would be one-year terms and two year terms implemented for 2025, however, the other terms would remain the same as the current program, and the premium amount would be increased by three dollars for one year policies and the two year policies would cost two-hundred and fifty six dollars.

There was discussion about increasing the minimum coverage amounts for consumer protection purposes in the future. After review, it appeared that these amounts would require a rules and regulation change rather than a legislative change.

A motion was made by Ritter and seconded by Gehrki to approve the renewal of contract with Rice Insurance Services Center for 2025 as presented. Motion carried with Dohse, Gehrki, Geiser, Peter, Starman and Evnen voting aye, with Ritter not participating or voting, being absent and excused.

### **Finance Subcommittee Appointment**

Director Lemon explained that a Finance Subcommittee appointment was necessary to assist in the determination of the fees which will be reviewed at the August meeting.

Chairperson Evnen indicated that Commissioners Gehrki and himself were currently on the subcommittee and at the discretion of the Chairperson, he would appoint Commissioner Ritter as the third member.

### **Nebraska Realtors Association Update – Class Action Lawsuit Settlement – 9:30 a.m.**

Arla Meyer, Ashlee Hendrickson, and Susan Clark with the Nebraska REALTORS® Association was present to discuss this matter.

Ms. Meyer presented an overview of the changes that the Nebraska REALTORS® Association would like to be presented for possible legislative changes. Ms. Meyer also discussed the potential changes to the various forms and agreements that are being revised to meet the requirements set forth in the lawsuits.

Ms. Hendrickson distributed three handouts including the House Enrolled Act No. 1068; Iowa Office of Governor Senate File 291 an act relating to real estate brokers and brokerage agreements; and 2024 Iowa Legislative Wins from the Iowa Association of REALTORS. A copy of said exhibit is attached to and made a part of these minutes, denoted as exhibit 19.

Ms. Meyer also read from a letter prepared by Ann Post, who is the Nebraska REALTORS Associations legal counsel, summarizing that Ms. Post would like to change the terms of the settlement and would entertain getting agency agreements and addendums in place.

Commissioner Gehrki indicated that he felt that time is of the essence and would like to see the bill drafted prior to start of the January legislature. He indicated not all licensees are members of the Nebraska REALTORS Association and would like to protect the consumer and also provide simplicity through the compensation form. Commissioner Peter indicated that he also felt simplicity was desired regarding the form and felt that a lengthy document would be intimidating to buyers.

Chairperson Evnen agreed that simplicity and uniformity is desired and a public policy that should be sound for all which is what legislation would bring. He also suggested that Director Lemon be included in on the process.

There was discussion regarding the consumer perspective and it was the consensus of the Commission that the project lead be that of the Commission rather than the Association.

### **Personnel Matter – Closed Session**

At 1:20 p.m., a motion was made by Gehrki and seconded by Peter to go into closed session for discussion of personnel matters. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

Chairperson Evnen indicated, prior to the closed session beginning, that the reason for the closed session was to discuss personnel matters.

At 2:03 p.m., a motion was made by Gehrki and seconded by Dohse to reconvene in open session. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

After reconvening in open, public session, a motion was made by Peter and seconded by Gehrki to increase Director Lemon's annual salary by 5% beginning July 1, 2024. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

### **Information Matters**

#### **ARELLO 2024 Annual Conference – September 23-26, 2024 – Chicago, IL**

Director Lemon explained that the deadline for registration is August 25, 2024, and asked which Commissioners were planning on attending the conference.

No action was necessary on this report.

#### **Instructor Development Workshop – July 17, 2024**

Deputy Director Belcastro presented an exhibit of the flyer for the Instructor Development Workshop to be held on July 17, 2024. A copy of said exhibit is attached to and made a part of these minutes.

Deputy Director Belcastro explained that she just wanted to give the Commissioners a reminder that the event will be hosted on July 17, 2024, and welcomed them to attend. She indicated that there are currently 28 instructors registered.

No action was necessary with regard to this matter.

#### **Review and Approval of Travel to ARELLO Regulatory Investigations Seminar – October 21-25, 2024 – Columbus, OH**

Deputy Director Rut presented an exhibit regarding the estimated costs of staff participating in the ARELLO Regulatory Investigations Seminar. A copy of said exhibit is attached to and made a part of these minutes.

After discussion, a motion was made by Dohse and seconded by Ritter to approve the reimbursement of expenditures for staff who attend the meeting set forth in the exhibit. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

### **Future Meeting Dates**

August 15-16, 2024, Telegraph Lofts East Center, Lincoln  
September 19-20, 2024, Telegraph Lofts East Center, Lincoln  
October 17-18, 2024, Telegraph Lofts East Center, Lincoln  
November 21, 2024, Telegraph Lofts East Center, Lincoln

### **Recesses and Adjournment**

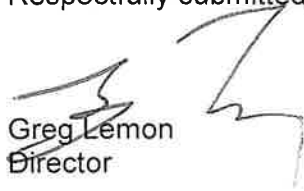
At 10:00 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:07 a.m.

At 10:34 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:40 a.m.

At 2:04 p.m., there being no further business to come before the Commission, a motion was made by Gehrki and seconded by Ritter that the meeting adjourn. Motion carried with Burleigh, Dohse, Gehrki, Geiser, Peter, Ritter, and Evnen voting aye.

I, Greg Lemon, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the June 20, 2024, meeting of the Nebraska Real Estate Commission were available for inspection on July 1, 2024, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Greg Lemon  
Director

### **Guests Signing the Guest List**

Ashlee Hendrickson, Nebraska REALTORS® Association, Lincoln  
Kim Zwiener, Lincoln  
Leighun Brabec, Home Real Estate, Lincoln  
Amy Gewecke, Woods Bros Realty, Lincoln  
Susan Clark, Nebraska REALTORS® Association, Lincoln  
Arla Meyer, , Nebraska REALTORS® Association, Lincoln  
Kim Braaten, Nebraska REALTORS® Association, Lincoln  
Deb Airola, REA, Omaha  
LeaAnn Stephenson, Home Real Estate, Lincoln  
Eric Kasik, Legislature, Lincoln