

NEBRASKA REAL ESTATE COMMISSION

February 20, 2025

Telegraph Lofts East Center 4th Floor Conference Room Lincoln, NE

Opening

Chairperson Evnen convened a meeting of the Nebraska Real Estate Commission at 9:00 a.m. on February 20, 2025, in the 4th Floor Conference Room of the Telegraph Lofts East Center, located at 200 South 21st St in Lincoln, Nebraska. All of the members of the Real Estate Commission were present. Also present were Director Joseph D. Gehrki, Deputy Director Monica Rut, Deputy Director for Education Melissa Belcastro, and Consultant Greg Lemon. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, was present for the pending litigation matter.

Notice of Meeting (Adopt Agenda)

Director Gehrki 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 Gehrki noted that agenda item 10a had been added since the tentative agenda was mailed to the Commissioners.

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

Minutes of January 16, 2025

The minutes of the Commission meeting held on January 16, 2025, were considered.

After review, a motion was made by Dohse and seconded by Peter to approve the minutes as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

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.

Financial Matters

Receipts and Expenditures Report for January

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

The cash fund balance as of January 31, 2025, was \$1,489,073.61, which compared to a cash fund balance of \$1,864,707.21 on January 31, 2024.

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

Specialized Registrations

Subdivided Land Registration Amendment for Reynolds Lake Oconee

Director Gehrki presented a specialized registrations report which included the registration of amendment to subdivided land registration for Reynolds Lake Oconee. A copy of said report is attached to and made a part of these minutes.

A motion was made by Peter and seconded by Dohse to approve the amendment to the registration as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, 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 Ritter to ratify issuance of the licenses as set forth in the report. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

License Statistic Report for January

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

No action was necessary on this report.

Examination Report - January

Deputy Director Belcastro presented for ratification the January Examination 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 January Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Geiser, Muraskin, 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 Activity Approval

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

Continuing Education Activity Approval

Deputy Director Belcastro presented for ratification the Continuing Education 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.

Continuing Education Activity Substantial Change

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

Commission-Approved Training Provider Recognition

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

Commission-Approved Training Activity Recognition

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

Commission-Approved Training Activity Substantial Change

Deputy Director Belcastro presented a Commission-Approved Training Activity Substantial Change 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 Ritter to ratify the seven reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Continuing Education Provider/Activity Rejection

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

No action was necessary on this report.

Continuing Education Renewal/Expiration/No Response Annual Report

Deputy Director Belcastro presented the Continuing Education Renewal/Expiration/No Response Annual Report, a copy of which is attached to and made a part of these minutes.

Deputy Director Belcastro explained the contents in the report and the process followed to obtain the annual report.

Commission-Approved Training Renewal/Expiration/No Response Annual Report

Deputy Director Belcastro presented the Commission-Approved Training Renewal/Expiration/No Response Annual Report, a copy of which is attached to and made a part of these minutes.

Deputy Director Belcastro explained the contents in this report and the course renewal process providers have to engage in every three years to renew courses or let them expire.

After review, a motion was made by Burleigh and seconded by Peter to remove the providers from approved status who had failed to provide an Annual Report for 2025 activities and who were reported on the Continuing Education and Broker-Approving Training Annual Report exhibit. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Pending Sworn Complaints and Investigative Matters

Contractor Greg Lemon 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 2024-041 - Beth Brewster v. Thomas Threlkeld

Contractor Greg Lemon 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 Dohse that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Item B Complaint 2024-037

Contractor Greg Lemon 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 Dohse 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, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Item C Complaint 2023-029

Contractor Greg Lemon 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 Dohse that the complaint be dismissed without prejudice against Respondent #1 and a letter of admonishment be sent; and 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 against Respondent #2. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Item D Complaint 2024-045 - Nebraska Real Estate Commission v. Stephen Coslik

Contractor Greg Lemon reviewed the circumstances regarding this complaint and, when necessary, answered questions on this matter.

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

Item E Complaint 2023-037 - James L. Stephenson & Alonza R. Hohl vs. Norma Nuno-Karnes

Contractor Greg Lemon reviewed the circumstances regarding this complaint and, when necessary, answered questions on this matter.

After discussion, a motion was made by Dohse and seconded by Ritter that the complaint be dismissed without prejudice against Norma Nuno-Karnes. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Discuss Pending Litigation Matter-Closed Session

At 10:33 a.m., a motion was made by Burleigh and seconded by Ritter to go into closed session for discussion of a pending litigation matter. Motion carried with Burleigh, Dohse, Geiser, Muraskin, 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 a pending litigation matter.

At 11:20 a.m., a motion was made by Burleigh and seconded by Dohse to reconvene in open session. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

No action was necessary on this report.

Presentation of Stipulation and Consent Orders

Complaint 2022-039, Commission vs. Georgia M. Evans

Contractor Greg Lemon presented a Stipulation and Consent Order in the matter of Complaint 2022-039, Commission vs. Georgia M. Evans. 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 Dohse to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Complaint 2023-037, James L. Stephenson & Alonza R. Hohl vs. Kevin T Archer

Contractor Greg Lemon presented a Stipulation and Consent Order in the matter of Complaint 2023-037, James L. Stephenson & Alonza R. Hohl vs. Kevin T Archer. 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 Ritter to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Disciplinary Hearings

There were no disciplinary hearings scheduled to be held at the meeting.

Informal Special Appearances

Lanundra Harris, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Harris' special appearance; a letter of explanation from Ms. Harris'; character reference letters for Ms. Harris'; Ms. Harris' salesperson application form; trial court cases from the State of Nebraska on

Ms. Harris' cases; and Ms. Harris' criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Ms. Harris was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Harris explained the situations regarding her criminal history.

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

Rebecca Sofia Salazar, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Salazar explained the situations regarding her criminal history.

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

Galen Morrison, Salesperson Applicant - Reappearance

Director Gehrki presented exhibits which included: correspondence regarding Mr. Morrison's special appearance; and information regarding Mr. Morrison's previous special appearance in August 2024. A copy of said exhibit is attached to and made a part of these minutes. Mr. Morrison's was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Morrison explained the situations regarding his criminal history.

After discussion, a motion was made by Dohse and seconded by Geiser to allow Mr. Morrison to receive a real estate salesperson license after making proper application and to have a license issued upon passing. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

Legislative Matters

LB 17 - No new information presented.

LB 29 - No new information presented.

LB 137 – No new information presented.

LB 185 –Director Gehrki reported that this bill would continue to be monitored.

LB 187 – Director Gehrki reported that this bill has advanced and would continue to be monitored. He indicated that due to the nature of the bill contents, further discussion would need to take place prior to the effective dates should this bill pass.

LB 299 – Director Gehrki reported that this bill would continue to be monitored.

LB 458 – Director Gehrki reported that this bill would continue to be monitored.

LB 469 – Director Gehrki reported that this bill would continue to be monitored.

LB 506 – Director Gehrki reported that this bill would continue to be monitored.

LB 565 – Director Gehrki reported that this bill would continue to be monitored.

LB 587 – Director Gehrki reported that this bill would continue to be monitored.

No action was necessary with regard to these matters.

Information Matters

ARELLO Mid-Year Conference – April 14-16, 2025 – San Diego, California

Deputy Director Rut explained that the deadline for registration is March 19, 2025, and asked which Commissioners were planning on attending the conference.

No action was necessary on this report.

Trust Account Examination Evaluation Report - 2024

Director Gehrki presented the Trust Account Examination Evaluation Report for 2024. A copy of said report is attached to and made a part of these minutes.

Director Gehrki reviewed some of the comments received and how the situations were handled.

No action was necessary on this report.

Future Meeting Dates

March 20-21, 2025, Telegraph Lofts East Center, Lincoln

April 24-25, 2025, Telegraph Lofts East Center, Lincoln

May 15-16, 2025, Telegraph Lofts East Center, Lincoln

June 26-27, 2025, Telegraph Lofts East Center, Lincoln

August 14-15, 2025, Telegraph Lofts East Center, Lincoln

Recesses and Adjournment

At 10:01 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:10 a.m.

At 11:41 a.m., there being no further business to come before the Commission, a motion was made by Dohse and seconded by Ritter that the meeting adjourn. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Ritter, and Evnen voting aye.

I, Joseph D. Gehrki, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the February 20, 2025, meeting of the Nebraska Real Estate Commission were available for inspection on February 26, 2025, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Joseph D. Gehrki
Director

Guests Signing the Guest List

Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Amy Gewecke, Woods Bros Realty, Larabee School, Lincoln
Kim Zwiener, KZ Realty, Lincoln
Troy Bird, MHN Law, Lincoln
Leighun Brabec, Home Real Estate, Lincoln
Eric Ebeler, NP Dodge, Lincoln
Xu Li, Lincoln

