

NEBRASKA REAL ESTATE COMMISSION

September 18, 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 September 18, 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 Deputy Director for Enforcement William Boucher.

Swearing-In Ceremony- Commissioner Paul Vojchegoske, Jr.

Chairperson Evnen conducted a swearing-in ceremony for recently appointed Commissioner Paul Vojchegoske, Jr., presented him with his Commission pin, and welcomed him to the Commission.

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 15b had been added since the tentative agenda was mailed to the Commissioners. He also noted that agenda items 13b and 13c had been reversed on the Agenda. The Agenda was corrected for attachment to these minutes

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

Minutes of August 14, 2025

The minutes of the Commission meeting held on August 14, 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, Vojchegoske 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.

Receipts and Expenditures Report for August

Director Gehrki presented the Receipts and Expenditures Report for August. 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 September 30, 2025, was \$931,220.04 which compared to a cash fund balance of \$1,346,029.82 on September 30, 2024.

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

Specialized Registrations

Time-Share Registrations - Amendment for Orange Lake Land Trust Plan

Director Gehrki presented a specialized registrations report which included the registration of amendment to the time-share registration for Orange Lake Land Trust Plan. A copy of said report is attached to and made a part of these minutes.

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

License Statistic Report for August

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

No action was necessary on this report.

Examination Report - August

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

There was discussion regarding the low passing rate on the state portion of the salesperson examination and seeking additional analysis from the examination company to review with a subcommittee once received. Director Gehrki noted that with the mandated Nebraska Real Estate License Law pre-license education course that becomes effective January 1, 2026, it is anticipated that the passing rate for the state portion of the salesperson examination will increase.

After review, a motion was made by Dohse and seconded by Burleigh to ratify the August Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske 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 Provider/Course Approval

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

Pre-License Education Course Approval

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

Pre-License Education Instructor/Course Approval

Deputy Director Belcastro presented for ratification the Pre-License Education Instructor/Course 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 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/Activity 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 Significant Change

Deputy Director Belcastro presented for ratification the Continuing Education Activity Significant Change 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.

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

Pending Sworn Complaints and Investigative Matters

Deputy Director Boucher 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 2024-023 - Roger & Tammy Grimme v. Joshua Anthony Jackson

Deputy Director Boucher 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 Dohse and seconded by Vojchegoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item B Complaint 2024-024- Timothy J Svara, Jr. v. Troy J Schmidt

Deputy Director Boucher 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 Dohse and seconded by Vojchegoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item C Complaint 2024-025 - Trevor Stokes v. Cord William Brody Hesseltine & Jeffrey Lee Moon

Deputy Director Boucher 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 Dohse and seconded by Vojchegoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item D Complaint 2024-026 - Vladimir Ristic v. Margaret Suzanne Swartz-Degunia & Shellyn Kimberly Sands

Deputy Director Boucher 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 Burleigh and seconded by Muraskin that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item E Complaint 2024-028 - Katelyn & Russ Bousquet v. Adam Briley

Deputy Director Boucher 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 Burleigh and seconded by Muraskin that the complaint be dismissed without prejudice and a letter of admonishment be sent to the Respondent. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item F Complaint 2024-040 - Christopher E. Becker for Gaylord J Becker Trust & Marilue N Becker Trust v. Douglas Case Larkins

Deputy Director Boucher 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 Dohse and seconded by Peter that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item G Complaint 2024-057 - Scott Glick v. Duane McClain

Deputy Director Boucher 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 Dohse and seconded by Vojchegoske that the complaint be dismissed without prejudice.

An amendment was offered by Dohse to send the Respondent a letter of admonishment. The amendment was not accepted by the second.

After further discussion, an amendment was offered by Dohse and seconded by Burleigh to send the Respondent a letter of admonishment. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Presentation of Stipulation and Consent Orders

There were no Stipulation and Consent Orders to be presented at this meeting.

Disciplinary Hearings

Complaint 2022-039 - Commission vs. Natalie Nichole Martinez

The Hearing regarding Complaint 2022-039, Commission vs. Natalie Nichole Martinez was continued at the request of Counsel.

Informal Special Appearances

Arione Nelson, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Nelson explained the situations regarding her criminal history.

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

Jonathan Robert Ekanem, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Ekanem explained the situations regarding his criminal history.

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

Yajaira A. Perkins, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Director Gehrki distributed additional letters of reference and a record of negative alcohol tests taken since April 2007 from the Nebraska Probation Administration, NPMIS website. A copy of said exhibit is attached to and made a part of these minutes, denoted as exhibit 13c1.

Ms. Perkins explained the situations regarding her criminal history.

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

Proposed 2026 Commission Legislation

Director Gehrki presented a list of the current laws to be updated in the upcoming Legislative Session. A copy of said exhibit is attached to and made a part of these minutes.

Director Gehrki noted a legislative change which needs to be corrected during this Legislative session due to a law contradiction. Neb. Rev. Stat. 81-885.03(2) and 81-885.25(1) need to be changed to properly reflect the cease and desist process utilized by the Commissions office. The revision would strike the wording for cease and desists in 81-885.25(1).

A motion was made by Dohse and seconded by Peter to approve the proposed change and move forward with the legislative process. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Information Matters

ARELLO 2025 Annual Conference – September 9-11, 2025 -Miami, FL- Report of Attendees

Director Gehrki noted that Commissioner Dohse, and Deputy Director Rut, Deputy Director Belcastro and he attended the ARELLO Annual Meeting.

Each of the Attendees discussed their experiences at the ARELLO Meeting.

No action was necessary on this report.

Office Relocation Information

Director Gehrki noted that the Commission's office would be relocated in 2026. The new office will be located on the corner of 16th and K Street in Lincoln, which is across from the Capitol.

No action was necessary on this report.

Future Meeting Dates

October 16-17, 2025, Telegraph Lofts East Center, Lincoln
November 20, 2025, Telegraph Lofts East Center, Lincoln
January 15-16, 2026, Telegraph Lofts East Center, Lincoln
February 19-20, 2026, Telegraph Lofts East Center, Lincoln
March 19-20, 2026, Telegraph Lofts East Center, Lincoln
April 23, 2026, Telegraph Lofts East Center, Lincoln
May 21-22, 2026, Telegraph Lofts East Center, Lincoln
June 25-26, 2026, Telegraph Lofts East Center, Lincoln
August 20-21, 2026, Telegraph Lofts East Center, Lincoln

Recesses and Adjournment

At 11:02 A.m., there being no further business to come before the Commission, a motion was made by Dohse and seconded by Peter that the meeting adjourn. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

I, Joseph D. Gehrki, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the September 18, 2025, meeting of the Nebraska Real Estate Commission were available for inspection on September 22, 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

Blake Geiser Kearney, NE
James McCord, Nemaha Valley Board of REALTORS®, Nebraska City
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Amy Gewecke, Woods Bros Realty/Larabee School, Lincoln
Deb Airola, REA, Omaha
Kim Zwiener, Lincoln
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln
Leighun Brabec, HOME Real Estate, Lincoln
Charles Chadwick, CNC Realty, Omaha