

**NEBRASKA REAL ESTATE COMMISSION**

**March 26, 2026**

**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 9:00 a.m. on March 26, 2026, 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 Joseph D. Gehrki, Deputy Director Monica Rut, Deputy Director for Education Melissa Fischer, and Deputy Director for Enforcement William Boucher.

**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 no agenda items 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 Peter to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Minutes of February 19, 2026**

The minutes of the Commission meeting held on February 19, 2026, were considered.

After review, a motion was made by Dohse and seconded by Vojchegoske 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 February**

Director Gehrki presented the Receipts and Expenditures Report for February. 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 February 28, 2026, was \$1,341,690.97, which compared to a cash fund balance of \$1,458,762.55 on February 28, 2025.

After discussion, a motion was made by Dohse and seconded by Burleigh to file the February Receipts and Expenditures Report for audit. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske 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 Peter and seconded by Vojchehoske to approve the amendment to the registration as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske 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, Vojchehoske and Evnen voting aye.

## **License Statistic Report for February**

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

No action was necessary on this report.

## **Examination Report - February**

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

There was discussion regarding the outline for the state portion of the examination provided by Pearson VUE in their Candidate Handbook. There was also discussion regarding the optimal pass rate for candidates who take the state portion of the examination.

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

### **Examination Passing Roster**

Deputy Director Fischer 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 Course Approval**

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

#### **Continuing Education Instructor/Activity Approval**

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

#### **Continuing Education Activity Approval**

Deputy Director Fischer 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 Activity Significant Change**

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

#### **Commission-Approved Training Activity Significant Change**

Deputy Director Fischer presented for ratification the Commission-Approved Training Activity Significant Change Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Vojchehoske and seconded by Dohse to table the consideration for one of the providers listed on Report 9c requiring further review. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

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

## **Continuing Education and Commission-Approved Training Annual Report**

Deputy Director Fischer presented the Continuing Education and Commission-Approved Training Annual Report, a copy of which is attached to and made a part of these minutes.

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

A motion was made by Burleigh and seconded by Dohse to table the consideration for one of the providers on the report requiring further review. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

A motion was made by Vojchehoske and seconded by Peter to approve the report as amended. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

## **Minutes from Education Advisory Group Meeting**

Deputy Director Fischer presented the Minutes from the Education Advisory Group, a copy of which is attached to and made a part of these minutes.

Deputy Director Fischer explained some of the topics discussed at the meeting.

No action was necessary on this report.

## **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.

Director Gehrki introduced Shannon Nyhoff, the new Deputy Director for Enforcement at the Commission office. The Commissioners welcomed Ms. Nyhoff to the Commission staff.

No action was necessary on this report.

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

### **Item A Complaint 2026-007**

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 Muraskin 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, Vojchehoske and Evnen voting aye.

**Item B Complaint 2026-016**

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 Muraskin 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, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

**Item C Complaint 2026-009**

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 Commission file a complaint on its own motion and set it for hearing on the violations alleged in the report.

An amendment was offered by the second to add Neb. Rev. Stat. §81-885.01 (2) to the violations as set forth in the Complaint. The amendment was accepted by the mover.

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

**Item D Complaint 2025-039**

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 Burleigh 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, Peter, and Evnen voting aye, and with Muraskin and Vojchegoske voting nay.

**Presentation of Stipulation and Consent Orders**

**Complaint 2025-001,  
Shawn & Deborah Makings vs. LaMarr K Matthes**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-001, Shawn & Deborah Makings vs. LaMarr K Matthes. A copy of said Order is attached to and made a part of these minutes.

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

**Complaint 2025-001,  
Shawn & Deborah Makings vs. Keri Ann Wilhelm**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-001, Shawn & Deborah Makings vs. Keri Ann Wilhelm. A copy of said Order is attached to and made a part of these minutes.

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

**Disciplinary Hearings**

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

**Informal Special Appearances**

**Jared Michael Loudy, Salesperson Applicant**

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Loudy explained the situations regarding his criminal history.

After discussion, a motion was made by Dohse and seconded by Muraskin to allow Mr. Loudy to sit for the salesperson examination after making proper application and to have a license issued upon passing. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

**Review Draft of Sellers Property Condition Disclosure Statement**

Director Gehrki presented an exhibit of the draft of the Sellers Property Condition Disclosure Statement. A copy of said exhibit is attached to and made a part of these Minutes. Ashlee Hendrickson, with the Nebraska REALTORS® Association, was present for this matter.

Director Gehrki reviewed the changes made on the form which reflected the work completed by the task force as requested by the Commission.

There was discussion regarding various changes to the proposed form.

It was the consensus of the Commission to review the proposed changes prior to setting for a Rule Hearing.

No action was necessary with regard to this matter.

**Review and Approval of Travel to ARELLO Annual Conference and ARELLO Regulatory Investigations Seminar (ARIS)**

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

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

**Contract Renewal Considerations**

**Consider Approval of Special Assistant Attorneys General Reappointment**

Director Gehrki presented an appointment as Special Assistant Attorney General for Morgan Kristensen. A copy of said exhibit is attached to and made a part of these minutes.

A motion was made by Burleigh and seconded by Geiser to authorize Director Gehrki to enter into memorandum of understanding with the appointed Special Assistant Attorneys General. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

**Consider Renewal of Errors and Omissions Insurance Contract with Rice Insurance Services Center for 2027 of Special Assistant Attorneys General Reappointment**

Director Gehrki presented proposal of the Nebraska Group E&O Insurance Program for 2027. A copy of said exhibit is attached to and made a part of these minutes.

Director Gehrki discussed the changes to the proposed contract.

A motion was made by Dohse and seconded by Burleigh to give Director Gehrki the authority to approve the contract as discussed. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske 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 299** – No new information presented.

**LB 469** – No new information presented.

**LB 506**– No new information presented

**LB 565** – No new information presented.

**LB 587** – No new information presented.

**LB 768** – No new information presented.

**LB 776** – No new information presented.

**LB 809**– No new information presented.

**LB 810**–Director Gehrki reported that there had not been any advancements to this Bill at this time.

**LB 861**– No new information presented.

**LB 880**– No new information presented.

**LB 938**– No new information presented.

**LB 1007**– No new information presented.

**LB 1067**– No new information presented.

**LB 1071**– Director Gehrki noted that this Bill advanced to Final Reading.

**LB 1072**– Director Gehrki noted that this Bill advanced to Final Reading.

No action was necessary with regard to these matters.

### **Information Matters**

#### **ARELLO Legal Exchange – March 9-11, 2026 - Charleston, SC – Report of Attendees**

Director Gehrki noted that Deputy Director Rut and he attended the ARELLO Legal Exchange.

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

No action was necessary on this report.

#### **ARELLO Mid-Year Meeting – April 14-16, 2026 – Louisville, KY**

Director Gehrki explained that the deadline for registration is March 24, 2026, and asked which Commissioners were planning on attending the conference.

No action was necessary on this report.

Director Gehrki introduced Christina Seyersdahl, the Finance Officer for the Commission, and explained that Ms. Seyersdahl would be taking the Minutes in the future. The Commissioners were pleased to hear that Ms. Seyersdahl would be present at future meetings.

**Future Meeting Dates**

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 10:47 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:56 a.m.

At 11:47 a.m., there being no further business to come before the Commission, the Chairperson declared the meeting adjourned.

I, Joseph D. Gehrki, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the March 26, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on **April 7**, 2026, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Joseph D. Gehrki  
Director

**Guests Signing the Guest List**

Lisa Mathew, Lincoln  
Carmie Geiser, Kearney  
Deb Airola, Real Estate Associates, Inc., Omaha  
Susan Clark, Nebraska REALTORS® Association, Lincoln  
Raquel Ahlvers, Better Homes and Gardens Real Estate The Good Life Group, Omaha  
Jerry Ahlvers, Better Homes and Gardens Real Estate The Good Life Group, Omaha  
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln  
Ashlee Hendrickson, Nebraska REALTORS® Association, Lincoln

