NEBRASKA REAL ESTATE COMMISSION

November 20, 2025

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

Opening

Acting Chairperson Peter convened a meeting of the Nebraska Real Estate Commission at 8:30 a.m. on November 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, with the exception of Chairperson Evnen, who was absent and excused. Also present were Director Joseph D. Gehrki, Deputy Director Monica Rut, Deputy Director for Education Melissa Belcastro, and Deputy Director for Enforcement William Boucher. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, was present for the Harvey Hearing.

After discussion, a motion was made by Muraskin and seconded by Dohse to appoint Commissioner Peter as the Acting Chairperson for the meeting in the absence of Chairperson Evnen. Motion carried with Burleigh, Dohse, Geiser, Muraskin, and Vojchehoske voting aye, with Peter abstaining, and with Evnen not participating or voting, being absent and excused.

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. Acting Chairperson Peter 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.

Acting Chairperson Peter 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. Acting Chairperson Peter asked that guests sign the guest list.

Director Gehrki noted that agenda items 11c and 11d 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 Vojchehoske to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Minutes of October 16, 2025

The minutes of the Commission meeting held on October 16, 2025, were considered. (Note: It was discovered at the meeting that the Exhibit for this Agenda Item was incorrect. The date of the prior meeting was set forth as "October 15" when, in fact, the date should have been "October 16". Also, the future meeting dates listed were the 2025 dates when, in fact, the dates

should have reflected the 2026 Meeting dates. The Exhibit was corrected for attachment to these minutes.)

After review, a motion was made by Dohse and seconded by Vojchehoske to approve the minutes as amended. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Public Comment

Acting Chairperson Peter 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 October

Director Gehrki presented the Receipts and Expenditures Report for October. 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 October 31, 2025, was $850,457.69, which compared to a cash fund balance of $1,215,810.21 on October 31, 2024.

After discussion, a motion was made by Burleigh and seconded by Muraskin to file the October Receipts and Expenditures Report for audit. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Specialized Registrations

There were no specialized registrations to be presented at the meeting.

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 Vojchehoske to ratify issuance of the licenses as set forth in the report. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

License Statistic Report for October

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

No action was necessary on this report.

Examination Report - October

Deputy Director Belcastro presented for ratification the October Examination 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 Burleigh to ratify the October Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

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 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.

Post-License Education Instructor Approval

Deputy Director Belcastro presented for ratification the Post-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 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.

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 Significant Change

Deputy Director Belcastro presented a Commission-Approved Training Significant 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 Vojchehoske to ratify the seven reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

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 Investigative Matter

Deputy Director Boucher presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Geiser 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, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Item B Investigative Matter

Deputy Director Boucher presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Burleigh and seconded by Vojchehoske 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, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Item C Complaint 2025-016 - Krysten and Kelly Deeks v. Wade Heine and Kelly Hoffschneider

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 Vojchehoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Item D Complaint 2025-018 - David M. Fiala v. Sarah Chadd and Joseph Courtney

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 Dohse that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Item E Complaint 2025-021 - Kaylin Son & Jarred Plaza V. Andrea Darlene Marzullo-Lane

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 Vojchehoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Item F Complaint 2025-022

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 against the buyers agent 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, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

After further 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 against the listing agent and broker per staff recommendation. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Presentation of Stipulation and Consent Orders

Complaint 2023-009, Gary Sorensen vs. Renee Mueller and Complaint 2025-015 – Commission vs. Renae Mueller

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-009, Gary Sorensen vs. Renee Mueller and Complaint 2025-015 – Commission vs. Renae Mueller. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Burleigh to enter into the Order as presented. The motion died for a lack of a second.

After further discussion, a motion was made by Dohse and seconded by Burleigh to decline the proposed Consent order and to set this matter for hearing. Motion carried with Burleigh, Dohse, Geiser, Muraskin, and Vojchehoske voting aye, with Peter voting nay, and with Evnen not participating or voting, being absent and excused.

Complaint 2022-039,
Commission vs. Natalie N. Martinez

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2022-039, Commission vs. Natalie N. Martinez. 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 Geiser to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, and Peter voting aye, with Muraskin and Vojchehoske voting nay, and with Evnen not participating or voting, being absent and excused.

Complaint 2025-017,
Stephen Iverson, Tiffany Thompson, and Kory Einsphar vs. Amanda "AJ" Kohler

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-017, Stephen Iverson, Tiffany Thompson, and Kory Einsphar vs. Amanda "AJ" Kohler. 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 Burleigh to enter into the Order as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Complaint 2025-015,
Commission vs. Karalyn Hoefer

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-015, Commission vs. Karalyn Hoefer. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Muraskin and seconded by Vojchehoske to enter set this matter for hearing. Motion carried with Dohse, Geiser, Muraskin, and Vojchehoske voting aye, with Burleigh and Peter voting nay, and with Evnen not participating or voting, being absent and excused.

After further discussion, a motion was made by Vojchehoske and seconded by Dohse to decline the proposed Stipulation and Consent Order. Motion carried with Burleigh, Dohse, Geiser, Vojchehoske and Peter voting aye, with Muraskin voting nay, and with Evnen not participating or voting, being absent and excused.

Disciplinary Hearings

Complaint 2023-024 Charlotte Worley vs. Ralph Harvey

Acting Chairperson Peter asked counsels to meet with him prior to the beginning of the Hearing.

After reconvening from being on a recess, Acting Chairperson Peter explained that an Agreement in Principle between parties occurred and counsel is presently working out the conditions. He further noted that the Hearing in the matter of Complaint 2023-024, Charlotte Worley vs. Ralph Harvey, III is continued at this time and a settlement will be presented to the Commission at a future Commission meeting.

Informal Special Appearances

There were no informal special appearances to be presented at the meeting.

Personnel Matter – Closed Session

At 11:58 a.m., a motion was made by Burleigh and seconded by Dohse to go into closed session for discussion of personnel matters. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Acting Chairperson Peter indicated, prior to the closed session beginning, that the reason for the closed session was to discuss personnel matters and the possible conditions for Complaint 2023-024.

At 12:38 p.m., a motion was made by Burleigh and seconded by Vojchehoske to reconvene in open session. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

After reconvening in open, public session, a motion was made by Dohse and seconded by Vojchehoske to give Director Gehrki authority on behalf of the Commission to change Neb. Rev. Stat. 81-886.07(4) as discussed. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Review and Approval of Travel to ARELLO Leadership Conference

Director Gehrki presented an exhibit regarding the estimated costs of staff participating in the ARELLO Leadership Conference. 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 Vojchehoske to approve the reimbursement of expenditures for one staff to attend the meeting set forth in the exhibit.

A friendly amendment was offered by Director Gehrki to include two staff members to attend the meeting. The amendment was accepted by the mover and the second.

Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

Information Matters

ARELLO Regulatory Investigations Seminar – October 20-22, 2025 – Oklahoma City, OK – Report of Attendees

Director Gehrki noted that Deputy Director Boucher and he attended the ARELLO Regulatory Investigations Seminar.

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

No action was necessary on this report.

Seller Property Condition Disclosure Statement Task Force Update

Director Gehrki indicated that the Seller Property Condition Disclosure Statement Task Force have met twice. He explained that there are many good ideas discussed and have developed a list of potential changes. He explained that there were a few additional meetings scheduled at this time via Zoom.

No action was necessary on this report.

State Test Task Force Update

Director Gehrki indicated that the State Test Task Force met with Pearson VUE, the examination provider, on October 29th to review the results of the state portion of the examination. She noted that Commissioners Dohse and Vojchehoske, Leighun Brabec, Matthew Meister, Deputy Directors Rut and Belcastro and himself are participating on the task force.

Director Gehrki explained that with the new education requirements, the recent changes to the examination, and the assistance of the education instructors, the examination passing score should continue to increase to an acceptable percentage by spring 2026. If the Commission is still noticing a low passing rate in the spring, the topic can be rediscussed at that time.

No action was necessary on this report.

Future Meeting Dates

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 9:25 a.m., Acting Chairperson Peter declared a brief recess, and reconvened the meeting at 11:16 a.m.

At 12:50 p.m., there being no further business to come before the Commission, a motion was made by Dohse and seconded by Burleigh that the meeting adjourn. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Vojchehoske and Peter voting aye, with Evnen not participating or voting, being absent and excused.

I, Joseph D. Gehrki, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the November 20, 2025, meeting of the Nebraska Real Estate Commission were available for inspection on **December 9, 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

Adam Prochaska, Renee Mueller Attorney, Lincoln
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Karalyn Hoefer, Lincoln
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln
Ruby Khaleel, Hennessy & Roach, Omaha
Shellyn Sands, Firth