

NEBRASKA REAL ESTATE COMMISSION

June 25, 2026

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 June 25, 2026, 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 Fischer, and Deputy Director for Enforcement Lead William Boucher, Deputy Director for Enforcement Shannon Nyhoff, and Finance Officer Christina Seyersdahl. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, were present for the Maxwell & Baal Hearing.

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 items 13A and 20 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 May 21, 2026

The minutes of the Commission meeting held on May 21, 2026, were considered.

After review, a motion was made by Dohse and seconded by Burleigh 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 May

Director Gehrki presented the Receipts and Expenditures Report for May. 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 May 31, 2026, was \$1,013,425.98, which compared to a cash fund balance of \$1,215,542.36 on May 31, 2025.

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

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 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 May

Deputy Director Rut presented the License Statistic Report for the month of March, 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 Fischer 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 Peter and seconded by Burleigh to ratify the May 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 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 Instructor Approval

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

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 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 Recognition Report, a copy of which is attached to and made a part of these minutes.

Commission-Approved Training Provider/Activity Recognition

Deputy Director Fischer 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 Dohse and seconded by Vojchegoske to ratify the six reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Continuing Education Activity Rejection

Deputy Director Fischer 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.

Instructor Development Workshop

Deputy Director Fischer noted that this Workshop would be one day, July 15, 2026. Deputy Director Fischer indicated that the invitations were sent to all in state pre-license instructors and continuing education providers, and potential instructors would be welcome as well. There are currently 46 registered to attend.

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.

No action was necessary on this report.

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

Item A Complaint 2026-017 - Saravana Balaraman v Nicole Harrington

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

This investigative matter had been tabled at the previous meeting and brought to this meeting for discussion. After being advised of the results of the investigation and discussion, a motion was made by Dohse and seconded by Burleigh that the complaint be dismissed without prejudice and a letter of admonishment stating to measure accurately and to state where they got the measurements from. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item B Complaint 2026-014 - Sahra Niazi v Matt Murray & Murray Custom Homes LLC

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

This investigative matter had been tabled at the previous meeting and brought to this meeting for discussion. After being advised of the results of the investigation and discussion, a motion was made by Muraskin and seconded by Burleigh that the complaint be dismissed with a letter of admonishment stating licensee needs to ensure to disclose license status on purchase contracts. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item C Complaint 2026-028 - Michael Sullivan v Michele Mower

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 complaint be dismissed without prejudice. Motion

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

Item D Complaint 2026-031 - Bennie McCombs v Julian Tyler

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, Peter, Vojchehoske and Evnen voting aye.

Presentation of Stipulation and Consent Orders

**Complaint 2026-023,
NREC v. Marlon Okereke**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2026-023, NREC v. Marlon Okereke. A copy of said Order is attached to and made a part of these minutes.

A motion was made by Muraskin and seconded by Dohse to decline the proposed Stipulation and Consent Order. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

**Complaint 2023-001,
Salil Prasad v. Douglas Mertes**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-001, Salil Prasad v. Douglas Mertes. 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, Peter, and Evnen voting aye, and with Muraskin and Vojchehoske voting nay.

**Complaint 2025-036,
NREC v. Benjamin Robert Heaston**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-036, NREC vs. Benjamin Robert Heaston. A copy of said Order is attached to and made a part of these minutes.

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

**Complaint 2023-047,
Jolene Lordemann vs. Bryan Dennis Hoefer & Andrew D. Fehringer**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint

2023-047, Jolene Lordemann vs. Bryan Dennis Hoefer & Andrew D. Fehringer. 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.

Rule Hearings

Rule Hearing on Title 302, Chapters 1– Changes related to the sellers property condition disclosure statement

At 10:25 a.m. on June 25, 2026 Chairperson Evnen called to order the public hearing on the proposed amendments to Title 302, Chapters 1, of the Commission's Rules and Regulations.

Director Gehrki presented three exhibits, which included: 1) a copy of the meeting notice, which was published in two newspapers 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 and Omaha World Herold Record proofs of publication of the meeting notice; and 3) a copy of the proposed amendments to Title 302, Chapters 1, in legislative style. Exhibits are attached to and made a part of these minutes.

Director Gehrki noted that he had solicited written comments or testimony and had received one from the Nebraska REALTORS Association which is attached to and made a part of these minutes and denoted as exhibit 12a1.

Director Gehrki reviewed the proposed amendments set out in Title 302, Chapters 1.

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

A motion was made by Dohse and seconded by Burleigh that the Commission adopt Title 301, Chapters 1, and to direct staff to complete the filing process for the proposed rule changes. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Chairperson Evnen declared the rule hearing concluded at 10:28 a.m.

Disciplinary Hearings

Complaint 2024-047 – Jennifer Nieman v. Raelyn Michele Maxwell & Melissa Rose Baal

A Hearing was held on June 25, 2026, at 10:35 a.m., in the matter of Complaint 2024-047 – Jennifer Nieman v. Raelyn Michele Maxwell & Melissa Rose Baal. J.L. Spray, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondents Raelyn Michele Maxwell & Melissa Rose Baal were present and represented by Counsel Colton Venteicher of Gothenburg, NE.

After opening statements, Counsels Spray and Venteicher jointly offered 20 Exhibits, all of which were received by Chairperson Evnen.

Council Spray called Jennifer (Neiman) Vanderschaaf, Melissa Baal, and Raelyn Maxwell as witnesses.

Counsel Venteicher called Raelyn Maxwell 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 12:48 p.m., a motion was made by Burleigh and seconded by Dohse to go into closed session to deliberate matters. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

At 1:22 p.m., a motion was made by Burleigh and seconded by Dohse to reconvene in open session. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

A motion was made by Peter and seconded by Dohse that Complaint 2024-047 be dismissed without prejudice. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

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

The Hearing was adjourned at 1:23 p.m.

Informal Special Appearances

Tyler Clayton, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Clayton's informal special appearance; a letter of explanation from Ms. Clayton; character reference letters for Ms. Clayton; Ms. Clayton's current salesperson application form; trial court cases from the State of Nebraska on Ms. Clayton's cases; and Ms. Clayton's criminal history report and a copy of a cease and desist order which was sent to Ms. Clayton in April of 2026. A copy of said exhibit is attached to and made a part of these minutes. Ms. Clayton was present.

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

Ms. Clayton explained the situation regarding her criminal history.

After discussion, a motion was made by Peter and seconded by Vojchegoske to allow Ms. Clayton 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, Vojchegoske and Evnen voting aye.

Paul P Kose, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Paul Kose's special appearance; a letter of explanation from Mr. Kose; character reference letters for Mr. Kose; Mr. Kose's salesperson application form; trial court cases from the State of Nebraska on Mr. Kose's cases; Mr. Kose's criminal history report and information regarding Mr. Kose's previous special appearances in October 2025. A copy of said exhibit is attached to and made a part of these minutes. Mr. Kose was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Kose explained the situation regarding his criminal history.

After discussion, a motion was made by Dohse and seconded by Burleigh to allow Paul Kose 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, Vojchegoske and Evnen voting aye.

Jeremy Stanley, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Stanley explained the situation regarding his criminal history.

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

Carmel Martinez, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Martinez explained the situation regarding his criminal history.

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

Taylor Luebbe, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Mr. Luebbe's special appearance; a letter of explanation from Mr. Luebbe; character reference letters for Mr. Luebbe; Mr. Luebbe's salesperson application form; trial court cases from the State of Nebraska on Mr. Luebbe's cases; and Mr. Luebbe's criminal history report. Also, a copy of application from April 2026 which was denied due to nondisclosure. A copy of said exhibit is attached to and made a part of these minutes. Mr. Luebbe was present.

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Luebbe explained the situation regarding his criminal history.

After discussion, a motion was made by Dohse and seconded by Vojchegoske to allow Mr. Luebbe 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, Vojchegoske and Evnen voting aye.

Contract Renewal Consideration

Consider Approval of i-Gov Solutions

Director Gehrki presented an exhibit regarding the renewal consideration for i-Gov Solutions. A copy of said exhibit is attached to and made a part of these minutes.

Director Gehrki noted that i-Gov Solutions is our license database provider which the Commission staff uses to complete the Commission business each day. Director Gehrki indicated that after discussion, they requested a 5% increase in their services, which would increase the contracted rate from \$6,000 to \$6,360 per month.

A motion was made by Dohse and seconded by Vojchegoske to increase the contracted rate as provided. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

2025-2026 Objectives – Final Report

Director Gehrki presented an exhibit regarding the final report of the 2025-2026 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Director Gehrki explained accomplishments made on each of the objectives.

No action was necessary on this report.

Consider 2026-2027 Objectives

Director Gehrki presented an exhibit regarding the proposed 2026-2027 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Director Gehrki explained each of the proposed objectives.

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

Adopt John Clark Resolution

Chairperson Evnen presented a resolution commemorating service on the Commission by John Clark. A copy of said resolution is attached to and made a part of these Minutes.

The Commission thanked Mr. Clark for his years of service with the State of Nebraska.

A motion was made by Dohse and seconded by Burleigh that the resolution for John Clark be adopted as present. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Personnel Matter – Closed Session

At 2:33 p.m., a motion was made by Vojchegoske and seconded by Burleigh to go into closed session for discussion of personnel matters. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske 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 2:47 p.m., a motion was made by Peter and seconded by Dohse to reconvene in open session. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

After reconvening in open, public session, a motion was made by Peter and seconded by Dohse to increase Director Gehrki's salary by 3.5% beginning July 1, 2026. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Information Matters

Review and Approval of Travel to ARELLO Regulatory Investigator Seminar

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

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

ARELLO Annual Conference - September 15-17, 2026 - Maui, Hawaii

Director Gehrki explained that the deadline for registration is August 15th, 2026, and asked which Commissioners were planning on attending the conference.

Director Gehrki explained that the deadline for registration is August 15th, 2026, and asked which Commissioners were planning on attending the conference.

No action was necessary on this report.

Future Meeting Dates

August 13-14, 2026, Telegraph Lofts East Center, Lincoln
September 10, 2026, Telegraph Lofts East Center, Lincoln
October 15-16, 2026, Telegraph Lofts East Center, Lincoln
November 19-20, 2026, Telegraph Lofts East Center, Lincoln

Recesses and Adjournment

At 10:16 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:24 a.m.

At 12:15 p.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 12:22 p.m.

At 2:50 P.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 June 25, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on **July 10th**, 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

James McCord, Nemaha Valley Board of Realtors, Nebraska City
Carmie Geiser, Kearney
Lisa Mathews, Lincoln
Kim Zwiener, Lincoln
Deb Airola, REA, Omaha
Marc Chedel, Omaha
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln

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