NEBRASKA REAL ESTATE COMMISSION

October 15, 2026

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

Opening

Chairperson Evnen convened a meeting of the Nebraska Real Estate Commission at 9:04 a.m. on October 15, 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, with the exception of Commissioner George who was absent and excused. Also present were Director Joseph D. Gehrki, Deputy Director Monica Rut, Deputy Director for Education Melissa Fischer, 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, was present for the Riddington 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 item 12b had changed since the tentative agenda was mailed to the Commissioners.

After review of the final agenda, a motion was made by Peter and seconded by Vojchehoske to adopt the final agenda as presented. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Minutes of September 10, 2026

The minutes of the Commission meeting held on September 10, 2026, were considered.

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

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 September

Director Gehrki presented the Receipts and Expenditures Report for September. 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, 2026, was $676,489.64, which compared to a cash fund balance of $848,721.98 on September 30, 2026.

There was discussion regarding the adequate reserve in the fund for expenditures. Director Gehrki indicated that the preferred reserve collectively tended to be between three and six months.

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

Specialized Registrations

Time-Share Registrations - Amendment for Marriott Vacation Club Destinations

Director Gehrki presented a specialized registrations report which included the registration of amendment to the time-share registration for Marriott Vacation Club Destinations. A copy of said report is attached to and made a part of these minutes.

A motion was made by Vojchehoske and seconded by Peter to approve the amendment to the registration as presented. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

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

License Statistic Report for September

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

No action was necessary on this report.

Examination Report – September

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

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.

Discussion on Examination Review

Deputy Director Fischer presented examination-related data, information and comprehensive examination performance data reports, copies of which are attached to and made a part of these minutes.

Deputy Director Fischer explained the reports as presented, informed the Commissioners on the examination review progress made to date and discussed the implementation of new forms that are being utilized for the State portion of the examination. There was also discussion regarding the examination score variances between examination providers. Deputy Director Rut indicated that new examination content was created when the new contract was signed with the current examination provider.

No action was necessary on this report.

Pearson VUE Third Quarter School Reports

Deputy Director Fischer presented the Pearson VUE Third Quarter School Reports for comparison for the period of July 1, 2026, through September 30, 2026, copies of which are attached to and made a part of these minutes.

No action was necessary on this report.

Real Estate Education Matters

Continuing Education Provider/Activity Approval

Deputy Director Fischer 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 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 Substantial Change Approval

Deputy Director Fischer presented for ratification the Continuing Education Substantial Change Approval 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.

After review, a motion was made by Vojchehoske and seconded by Burleigh to ratify the four reports. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George 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 Complaint 2025-034 - Brianna Skrdlant & Cody Lee vs. Susan Vocelka

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

Item B Complaint 2026-019 - Joy McKinney v Rebecca E Ziemba

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

Item C Complaint 2026-021 - Gary Shoults v Rebecca Estrada

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

Item D Complaint 2024-052 - Karla Bonilla & Michael Hernandez v. Emily Greco

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

Item E Complaint 2025-041 - Nicholas Wells v. Ron Stock and Curtis Romero

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

Presentation of Stipulation and Consent Orders

Complaint 2024-016,
Russell Dlouhy v Isaac David Armstrong

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2024-016, Russell Dlouhy v Isaac David Armstrong. A copy of said Order is attached to and

made a part of these minutes.

After discussion, it was the consensus of the Commission that this matter be tabled to the next meeting.

Complaint 2026-007,
NREC v Bruce V Holmes

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2026-007, NREC v Bruce V Holmes. 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 Vojchehoske to enter into the Order as presented. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Complaint 2026-016,
NREC v. Mason Lovgren

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2026-016, NREC v. Mason Lovgren. 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 decline the proposed Stipulation and Consent Order. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Complaint 2026-023,
NREC v Marlon Ejike Okereke

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2026-023, NREC v Marlon Ejike Okereke. 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 Burleigh to enter into the Order as presented. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Disciplinary Hearings

Complaint 2025-039 Kayla Shundoff v Julie Ann Riddington

A Hearing was held on October 15, 2026, at 11:02 a.m., in the matter of Complaint 2025-039, Kayla Shundoff v Julie Ann Riddington. JL Spray, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondent Julie Riddington was present and was represented by Counsel Doug Ruge of Omaha.

After Opening Statements, Counsels Spray and Ruge jointly offered thirty-eight Exhibits.

Counsel Ruge withdrew his offer of one of the exhibits, the other thirty-seven were received by Chairperson Evnen.

Counsel Spray called William Boucher as a witness.

At 12:03 p.m., Chairperson Evnen declared a brief recess, and reconvened the Hearing at 12:07 p.m.

Counsel Spray called Kayla Shundoff as a witness, who was present online via Zoom.

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 12:57 p.m., a motion was made by Burleigh and seconded by Geiser to go into closed session to deliberate matters regarding this complaint. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

At 1:50 p.m., a motion was made by Burleigh and seconded by Peter to reconvene in open session. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

A motion was made by Peter and seconded by Burleigh in Complaint 2025-039, that Julie Riddington violated Neb. Rev. Stat. §§ 81-885.24(22) and 81-885.24(29). Motion carried with Burleigh, Geiser, Peter, and Evnen voting aye, with Muraskin, and Vojchehoske voting nay, and with George not participating or voting, being absent and excused.

Chairperson Evnen opened the past disciplinary action envelope. It showed no prior disciplinary action against the Respondent.

The Commissioners then discussed the penalty to be assessed.

A motion was made by Peter and seconded by Burleigh in Complaint 2025-039, that Julie Riddington receive a one-year suspension, the entire term stayed and served on probation; a one-thousand dollar fine, plus six hours of additional continuing education with three being in the area of disclosures and three in the area of ethics. Motion carried with Burleigh, Geiser, Peter, and Evnen voting aye and with Muraskin, and Vojchehoske voting nay, with George not participating or voting, being absent and excused.

With the consent of the Respondent, Chairperson Evnen directed Counsel Spray to prepare the Order.

Chairperson Evnen notified the Respondent that as a part of the Order in this matter, the Respondent is required, under Nebraska Revised Statutes Section 84-914(1) and Title 305 Nebraska Administrative Code, Chapter 4-007.05, to pay the costs of the appearance fee by the court reporter, and any and all witness fees, including mileage and the cost of serving any witness. The Respondent will be billed by the Commission Office, or the amount may be

specified in the Order, and will have thirty days from receipt of the costs to totally reimburse the Commission.

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

The Hearing was adjourned at 1:57 p.m.

Complaint 2025-032 Ronald D Banse v Jeremy Michael Schafer

The Hearing regarding Complaint 2025-032, Ronald D Banse v Jeremy Michael Schafer was continued.

Informal Special Appearances

Meredith Uhing, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Ms. Uhing candidate misconduct incident report; excerpts from the Pearson Vue real estate license examinations candidate handbook; a subpoena to Metro Community College to get the phone in question; and investigation report phone search and findings; a phone inspection checklist; emails from Pearson Vue to Deputy Director for Education Melissa Fischer; emails from Director Gehrki on the misconduct report; Ms. Uhing's current salesperson application form and test retake applications. A copy of said exhibit is attached to and made a part of these minutes. Ms. Uhing was present.

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

At 9:13 a.m., a motion was made by Peter and seconded by Vojchehoske to go into closed session to deliberate matters and to protect the reputation of Ms. Uhing. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

At 9:51 a.m., a motion was made by Peter and seconded by Vojchehoske to reconvene in open session. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

After discussion, a motion was made by Peter and seconded by Vojchehoske to decline recognition of Ms. Uhing's examination results and preclude the issuance of a license based on those results, while permitting the applicant to retake the examination. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Tyler Michael Anderson, Salesperson Applicant

Director Gehrki presented exhibits which included: correspondence regarding Mr. Anderson's

informal special appearance; a letter of explanation from Mr. Anderson; character reference letters for Mr. Anderson; Mr. Anderson's current salesperson application form; trial court cases from the State of Nebraska on Mr. Anderson's cases; and Mr. Anderson's criminal history report. A copy of said exhibit is attached to and made a part of these minutes. Mr. Anderson was present.

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

Mr. Anderson explained the situation regarding his criminal history.

After discussion, a motion was made by Muraskin and seconded by Vojchehoske to allow Mr. Anderson to sit for the salesperson examination after making proper application and to have a license issued upon passing. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Regine Kercheval, Salesperson License Recognition Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Kercheval explained the situations regarding her criminal history.

After discussion, a motion was made by Peter and seconded by Burleigh that Ms. Kercheval not be allowed to receive a Nebraska real estate salesperson license at this time. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Legislative Matters

2026 Commission Legislation – Carryover from 2025

Director Gehrki discussed that the proposed 2026 Commission Legislation was a carryover bill from 2025. He indicated that Senator Dover agreed to represent this bill for this legislative session.

After discussion, a motion was made by Vojchehoske and seconded by Peter to have the Director submit the proposed legislation to the bill writers to ensure its introduction this legislation session. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, with George not participating or voting, being absent and excused.

Proposed Wholesaling Legislation

Director Gehrki presented an exhibit for proposed legislation addressing wholesaling and cease

and desist procedures in Nebraska. A copy of said exhibit is attached to and made a part of these Minutes. Consultant Greg Lemon was present for the discussion on this matter.

The Commission discussed the proposed legislation which would require real estate wholesalers to obtain a Nebraska real estate license and to complete a mandatory disclosure form prior to entering into a contract or agreement for residential real property. The proposed changes consider the improvement in consumer protection, trust and accountability. Commissioners discussed enforcement, penalties, and concerns related to the proposed changes. There was also discussion regarding Section 8 of the exhibit which would require title companies to report suspected wholesaling activity to NREC. They also discussed the effectiveness of enforcement and the oversight of title companies which require jurisdiction that the Commission does not have. Chairperson Evnen encouraged advancing the proposed changes to the legislative bill drafter, acknowledging potential revisions which may arise prior to Senator Dover introducing the bill during this legislative session.

After discussion, a motion was made by Vojchehoske and seconded by Peter to authorize the Director to take the bill to the bill drafters and to move forward with legislation.

After further discussion, an amendment was offered by Chairperson Evnen to remove the second sentence in Section 8, Subsection (10). The amendment was accepted by the mover and the second.

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

Information Matters

ARELLO Annual Meeting – Dates - Maui, Hawaii Sept 15-17, 2026 – Report of Attendees

Deputy Director Rut noted that Commissioners Burleigh and Geiser, and Deputy Director for Education Fischer and herself attended the ARELLO Annual Conference.

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

The Commissioners congratulated Deputy Director Rut on her appointment as the 2027 ARELLO President Elect.

No action was necessary on this report.

Errors and Omissions Loss Report – Third Quarter 2026

Director Gehrki presented the Errors and Omissions Loss Report – Third Quarter 2026. A copy of said exhibit is attached to and made a part of these minutes.

No action was necessary with regard to this matter.

2026-2027 Objectives-First Quarter Update

Director Gehrki presented the 2026-2027 Objectives-First Quarter Update. A copy of said report

is attached to and made a part of these minutes.

Director Gehrki explained each of the objectives and gave an update on each of the objectives.

No action was necessary on this report.

Update on Rules and Regulations

Director Gehrki explained that the amendment to the Nebraska Real Estate Commission Rules and Regulations Title 302, Chapter 1 regarding the Seller Property Condition Disclosure Statement form were signed by the Governor's office and filed with the Nebraska Secretary of States office on October 13, 2026 and would become effective on October 18, 2026.

No action was necessary on this report.

Future Meeting Dates

November 19, 2026, Telegraph Lofts East Center, Lincoln
January 21-22, 2026, Telegraph Lofts East Center, Lincoln
February 18-19, 2026, Telegraph Lofts East Center, Lincoln
March 18-19, 2026, Telegraph Lofts East Center, Lincoln

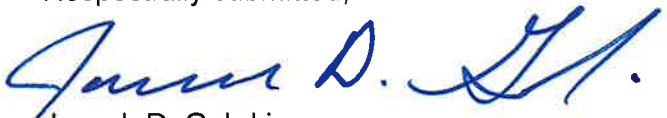
Recesses and Adjournment
At 10:53 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 11:02 a.m.

At 11:59 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 12:05 p.m.

At 3:32 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 October 15, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on October 29, 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
Amy Gewecke, Larabee School of Real Estate/Woods Bros Realty, Lincoln
Tomer Ronen, Lincoln Journal Star, Lincoln

Lisa Mathew, Lincoln
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Arla Fowler, Nebraska Realty, Lincoln
Tyler Anderson, Lincoln
Carmie Geiser, Kearney
Mai Do, HomeServices of NE, Lincoln
Tim Kubert, Nebraska Realty, Lincoln
Greg Lemon, Lincoln
Scott Petersen, Omaha for SOS, Omaha
Danna Seevers, Petersen for Nebraska, Seward
Regine Kercheval, Omaha
Gina Ragland, AARP, Lincoln