

NEBRASKA REAL ESTATE COMMISSION

September 10, 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 September 10, 2026, in the 4th Floor Conference Room of the Telegraph Lofts East Center, located at 200 South 21st St in Lincoln, Nebraska. All the members of the Real Estate Commission were present. Also present were 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.

Swearing-In Ceremony- Commissioner Michael George

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

Notice of Meeting (Adopt Agenda)

Deputy Director Rut 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.

Deputy Director Rut noted that agenda items 6C, 6D, and 11D had been added since the tentative agenda was mailed to the Commissioners.

After reviewing the final agenda, a motion was made by Burleigh and seconded by Peter to adopt the final agenda as presented. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Minutes of August 13, 2026

The minutes of the Commission meeting held on August 13, 2026, were considered.

After review, a motion was made by Vojchegoske and seconded by Burleigh to approve the minutes as presented. Motion carried with Burleigh, Geiser, Muraskin, Vojchegoske and Evnen voting aye, with George and Peter not voting having not been in attendance at the August Meeting.

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.

Financial Matters

Receipts and Expenditures Report for August

Deputy Director Rut presented the Receipts and Expenditures Report for August. A copy of said report is attached to and made a part of these minutes. Deputy Director Rut noted that an explanation page was included on the report. (NOTE: It was discovered prior to the meeting that the Exhibit for this Agenda Item was incorrect. The budget reflected for object account code 554900 was zero and placed under the wrong object account code, when in fact the budgeted amount was \$1,344.00. The Exhibit was corrected for attachment to these minutes.)

The cash fund balance as of August 31, 2026, was \$777,158.23, which compared to a cash fund balance of \$931,220.04 on August 31, 2025.

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

Specialized Registrations

Time-Share Registration - Disney Lakeshore Lodge Resort

Deputy Director Rut presented a specialized registration report which included the time-share registration for Disney Lakeshore Lodge Resort. A copy of said report is attached to and made a part of these minutes.

Time-Share Registration - HPC Vacation Ownership Plan

Deputy Director Rut presented a specialized registration report which included the time-share registration for HPC Vacation Ownership Plan. A copy of said report is attached to and made a part of these minutes.

Time-Share Registration Amendment - Orange Lake Land Trust Plan

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

Time-Share Registrations Amendment – Marriott Vacation Club Destinations

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

After discussion, a motion was made by Wojchegoske and seconded by Peter to approve the report as presented. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Wojchegoske 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 Wojchegoske and seconded by Peter to ratify issuance of the licenses as set forth in the report. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Wojchegoske 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 Fischer presented for ratification the August Examination Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Wojchegoske and seconded by Burleigh to ratify the August Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Wojchegoske 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 Activity Approval

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

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.

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.

Commission-Approved Training Activity Approval

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 Burleigh and seconded by Peter to ratify the four reports. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchehoske 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.

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. (NOTE: It was discovered prior to the meeting that the topics discussed did not have a header to accompany those discussions. The Exhibit was corrected for attachment to 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.

No action was necessary on this report.

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

Item A Complaint 2026-008

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

Item B Complaint 2026-034

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 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 subject to counsels approval to consolidate the two complaints. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item C Complaint 2026-042 - Simaira Anderson v Summer Hollingsworth

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

Item D Complaint 2025-030

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

Item E Complaint 2025-040 - Cedric and Kendall Willems v. Connie Reddish

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 Vojchegoske that the complaint be dismissed without prejudice. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Item F Complaint 2025-027 - Amber Smith v. Jared Michael Sveen

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 Peter that the complaint be dismissed without prejudice. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye

Presentation of Stipulation and Consent Orders

Complaint 2024-016, Russell Dlouhy v. Connie Lee Reddish

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2024-016, Russell Dlouhy v. Connie Lee Reddish. 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 Vojchegoske to enter into the Order as presented. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye

Complaint 2024-058, Steven Lee Taylor v. Connie Lee Reddish

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2024-058, Steven Lee Taylor v. Connie Lee Reddish. 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 Vojchegoske to enter into the Order as presented. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Complaint 2025-037, Nebraska Real Estate Commission v Elidhet Soto

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-037, Nebraska Real Estate Commission v Elidhet Soto. A copy of said Order is attached to and made a part of these minutes.

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

Complaint 2024-018, David & Crystal Mize v. Mackenzie Lee Shelton

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2024-018, David & Crystal Mize v. Mackenzie Lee Shelton. 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 Peter to enter into the Order as presented. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Disciplinary Hearings

Complaint 2024-018 – David & Crystal Mize v. Mackenzie Lee Shelton

The Hearing regarding Complaint 2024-018, David & Crystal Mize v. Mackenzie Lee Shelton was continued.

Informal Special Appearances

Regine Kercheval, Salesperson Applicant by License Recognition

The special appearance scheduled for Regine Kercheval was postponed to a future meeting due to a correspondence and appearance issue by Ms. Kercheval.

After discussion, a motion was made by Vojchegoske and seconded by Peter to table this matter to a future meeting. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Shannon Nicole Dewitt, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

Ms. Dewitt distributed additional letters of reference. A copy of said exhibit is attached to and made a part of these minutes, denoted as exhibit 13a1.

Ms. Dewitt explained the situation regarding her criminal history.

After discussion, a motion was made by Burleigh and seconded by Muraskin that Ms. Dewitt be allowed to sit for the salesperson examination at this time. Motion carried with Burleigh, Geiser, George, Muraskin, Peter, Vojchegoske and Evnen voting aye

Legislative Matters

2026 Commission Legislation – Carryover from 2025

Deputy Director Rut indicated that Director Gehrki had planned on discussing merging the proposed Buyer Agency legislation with the carryover bill from 2025. Since the discussion was tabled for the Proposed Buyer Agency Legislation, this matter was not addressed.

Proposed Buyer Agency Legislation

Deputy Director Rut presented proposed Buyer Agency legislation with a letter of explanation regarding the proposed changes. A copy of the exhibit is attached to and made a part of these minutes.

It was the consensus of the Commission to table the discussion regarding the pending

legislation to a future Meeting.

No action was necessary on this report.

Information Matters

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

Deputy Director Rut explained that the deadline for registration is August 15th, 2026, and reported those registered include Commissioners Burleigh and Geiser, Deputy Director for Education Fisher and herself.

No action was necessary on this report.

Update on Rules and Regulations

Deputy Director Rut explained that the Rules and Regulations Amendment for the Seller Property Condition Disclosure Statement were presented to the Governor's office on July 23, 2026 and the status remains pending approval.

No action was necessary on this report.

Technology Update

Deputy Director Rut explained that the mobile app launch has been delayed due to technical challenges, but active development continues.

No action was necessary on this report.

Future Meeting Dates

October 15-16, 2026, Telegraph Lofts East Center, Lincoln
November 19, 2026, Telegraph Lofts East Center, Lincoln
January 21-22, 2027, Telegraph Lofts East Center, Lincoln
February 18-19, 2027, Telegraph Lofts East Center, Lincoln
March 18-19, 2027, Telegraph Lofts East Center, Lincoln

Recesses and Adjournment

At 10:03 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:10 a.m.

At 11:09 a.m., there being no further business to come before the Commission, the Chairperson declared the meeting adjourned.

I, Monica Rut, Deputy Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the September 10, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on September 24, 2026, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Monica Rut", with a stylized flourish at the end.

Monica Rut
Deputy Director

Guests Signing the Guest List

James McCord, Nemaha Valley Board of REALTORS®, Nebraska City
Carmie Geiser, Kearney
Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln
Lisa Mathew, Lincoln
Amy Gewecke, Larabee, Woods Bros, Lincoln
Deb Airola, Real Estate Associates, Inc.
Shannon Dewitt, Kearney

