

NEBRASKA REAL ESTATE COMMISSION

February 19, 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 February 19, 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, and Deputy Director for Enforcement William Boucher. Stephen Mossman, Special Assistant Attorney General and Counsel to the Commission, was present for the Blackmon 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 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 January 15, 2026

The minutes of the Commission meeting held on January 15, 2026, were considered.

After review, a motion was made by Burleigh 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.

Financial Matters

Receipts and Expenditures Report for January

Director Gehrki presented the Receipts and Expenditures Report for January. 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 January 31, 2026, was \$1,393,914.14, which compared to a cash fund balance of \$1,489,073.61 on January 31, 2025.

After discussion, a motion was made by Dohse and seconded by Vojchehoske to file the January 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 CLUBWYNDHAM ACCESS VACATION OWNERSHIP PLAN

Director Gehrki presented a specialized registrations report which included the registration of amendment to the time-share registration for ClubWyndham Access Vacation Ownership Plan, 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 amendments 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 Burleigh 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 January

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

No action was necessary on this report.

Examination Report - January

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

Pre-License Education Instructor Approval

Deputy Director Rut 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 Provider/Activity Approval

Deputy Director Rut 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 Instructor/Activity Approval

Deputy Director Rut 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 Rut 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 Rut 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 Rut 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 Vojchegoske to ratify the seven reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Pre-License Education Course Rejection

Deputy Director Rut presented a Pre-License Education Course Rejection Report, a copy of which is attached to and made a part of these minutes.

Continuing Education Activity Rejection

Deputy Director Rut presented a Continuing Education Provider/Activity Rejection Report, a copy of which is attached to and made a part of these minutes.

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 2025-026 - Russ Dlouhy V. Mark D Meierdierks

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 and a letter of admonishment be sent to the Respondent. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item B Complaint 2025-025 - Kerry Butler V. Maureen Hess

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

Item C Complaint 2026-002 - Elaine Vech v. Robert Kobza

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 2025-028 - Jill & Patrick Fitzgerald V. Ryan Renner

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 and send a letter of admonishment per staff recommendation. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item E Investigative Matter

Director Gehrki presented an investigative report to the Commission.

No action was necessary on this report.

Presentation of Stipulation and Consent Orders

**Complaint 2025-033,
Commission vs. Elizabeth Long**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2025-033, Commission vs. Elizabeth Long. 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, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

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

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

A motion was made by Burleigh 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 2025-001,
Shawn & Deborah Makings vs. Keri Wilhelm**

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

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

Disciplinary Hearings

Complaint 2023-029 – Renald Jones & Chere Jones vs. Romius Deshon Blackmon

A Hearing was held on February 19, 2026, at 10:49 a.m., in the matter of Complaint 2023-029 – Renald Jones & Chere Jones vs. Romius Deshon Blackmon. Steven Mossman, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondent Romius Deshon Blackmon was present.

After opening statements, Counsel Mossman offered 27 Exhibits, all of which were received by Chairperson Evnen.

Counsel Mossman called Renald Adair Jones, Sr. and Romius Deshon Blackmon as witnesses.

Mr. Blackmon offered 5 exhibits, one which was not received and the other four were received by Chairperson Evnen.

Mr. Blackmon called Mr. Renald Adair Jones, Sr. and himself as witnesses.

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 1:00 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 2:04 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 in Complaint 2023-029, that Romius Deshon Blackmon violated Neb. Rev. Stat. ' 76-2421(1); 76-2418(1), 81-885.24(16); 81-885.24(22) and 81-885.24(29). Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

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 Dohse in Complaint 2023-029, that Romius Deshon Blackmon should receive a two-year suspension all served and stayed on probation; a two-thousand five hundred dollar fine plus six hours of additional continuing education to be determined by Staff. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

With the consent of the Respondent, Chairperson Evnen directed Counsel Mossman 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 2:08 p.m.

Informal Special Appearances

Henry William Davis, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Henry William Smith explained the situations regarding their criminal history.

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

John Joseph Hargrave, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

John Joseph Hargrave explained the situations regarding their criminal history.

After discussion, a motion was made by Vojchehoske and seconded by Muraskin to allow John Joseph Hargrave 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.

Dukiro E. Guy, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Dukiro E. Guy explained the situations regarding their criminal history.

After discussion, a motion was made by Vojchehoske and seconded by Burleigh to allow Dukiro E. Guy 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.

Marcus Ehrke, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Marcus Ehrke explained the situations regarding their criminal history.

A motion was made by Peter and seconded by Dohse that Marcus Ehrke not be allowed to sit for the salesperson examination at this time. 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. Susan Clark and Ashley Hendrickson were 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. He explained that amongst other items, the biggest change was regarding smart devices.

There was discussion regarding various other changes to review, such as was the house flipped and if there was lead paint was it now compliant.

Susan Clark discussed that during the review, there was also special attention given to the categorization of the questions and various sections. She explained that there was also a comments section added under each of the sections to allow buyers and sellers better access to the information relevant to each section.

There was further discussion regarding various changes provided by the Commissioners, and they reviewed the next steps needed in order to implement these changes.

It was the consensus of the Commission to review the proposed changes at a future meeting prior to scheduling a Rule Hearing.

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 he testified on this bill on February 17 and would continue to monitor.

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– No new information presented.

LB 1072– No new information presented.

No action was necessary with regard to these matters.

Information Matters

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.

Trust Account Examination Evaluation Report 2025

Deputy Director Rut presented the Trust Account Examination Evaluation Report for 2025. A copy of said report is attached to and made a part of these minutes.

Deputy Director Rut reviewed some of the comments received and how the situations were handled.

No action was necessary on this report.

Future Meeting Dates

- March 26, 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 10:49 p.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:59 a.m.

At 2:09 p.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 2:15 p.m.

At 2:56 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 February 19, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on March 2, 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

Deb Airola, Real Estate Associates, Inc.

Carmie Geiser, Kearney

Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln

Lisa Mathews, 333 Elm, Lincoln

John Clark, Nebraska Real Estate Commission, Lincoln

Amy Gewecke, Larabee, Woods Bros, Lincoln

Susan Clark, Nebraska REALTORS® Association, Omaha

Eric Ebeler, NP Dodge, Lincoln

Arla Meyer, NE Realty, Lincoln

Amy Waldman, NP Dodge, Lincoln

Henry Pavis, Concord, Lincoln

Kim Zwiener, Lincoln

Megan Ourada, Lincoln

