

NEBRASKA REAL ESTATE COMMISSION

May 21, 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 May 21, 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, Deputy Director for Enforcement Lead William Boucher, Deputy Director for Enforcement Shannon Nyhoff, Finance Officer Christina Seyersdahl.

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 Burleigh to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Minutes of April 23, 2026

The minutes of the Commission meeting held on April 23, 2026, were considered.

After review, a motion was made by Peter and seconded by Dohse to approve the minutes as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske 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 April

Director Gehrki presented the Receipts and Expenditures Report for April. 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 April 30, 2026, was \$1,121,150.36, which compared to a cash fund balance of \$1,424,912.13 on April 30, 2025.

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

Specialized Registrations

Time-Share Registrations - Time-Share Registration Amendment – Marriott Vacation Club Destinations

Director Gehrki presented a specialized registrations report which included the 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 Dohse and seconded by Vojchehoske to approve the amendment 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 April

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

No action was necessary on this report.

Examination Report – April

Deputy Director Fischer presented for ratification the April 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 Vojchehoske to ratify the April Examination Report for the purpose of issuing licenses. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske 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

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 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.

After review, a motion was made by Peter and seconded by Dohse to ratify the three reports. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

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 2026-013 - Joshua Honeywell v. Joanne McCoy

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 sent to the Respondent. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item B Complaint 2026-014

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

After further discussion, it was the consensus of the Commission to table this discussion until the next Commission meeting.

Item C Complaint 2026-017

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

After further discussion, it was the consensus of the Commission to table this discussion until the next Commission meeting.

Item D Complaint 2026-030

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 Dohse that the Commission file a complaint on its own motion and set it for hearing on the violations alleged in the report. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Item E Complaint 2025-035 - Hugh Lawson Mcdowell v. Patricia Ann Croushorn

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

Item F Complaint 2026-001

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 Dohse 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, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Presentation of Stipulation and Consent Orders

Complaint 2023-024, Charlotte Worley vs. Ralph Harvey

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-024, Charlotte Worley vs. Ralph Harvey. A copy of said Order is attached to and made a part of these minutes.

At 10:34 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 Mr. Harvey. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

At 11:15 A.m., a motion was made by Peter and seconded by Dohse to reconvene in open session. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye

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, Peter, and Evnen voting aye and with Vojchehoske and Muraskin 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 v. Benjamin Robert Heaston. A copy of said Order is attached to and made a part of these minutes.

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

Disciplinary Hearings

There were no disciplinary hearings scheduled to be held at the meeting.

Informal Special Appearances

Alisha Lockard, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for preliminary informal special appearances.

Ms. Lockard explained the situation regarding her criminal history.

After discussion, a motion was made by Burleigh and seconded by Dohse to allow Ms. Lockard 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.

Jalyn Victoria Wurm, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Ms. Wurm explained the situation regarding her criminal history.

After discussion, a motion was made by Peter and seconded by Burleigh to allow Ms. Wurm 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.

Nicholas Richard Gramlich, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Gramlich explained the situation regarding his criminal history.

After discussion, a motion was made by Vojchegoske and seconded by Peter to allow Mr. Gramlich 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.

Finance Subcommittee Appointment

Director Gehrki explained that a Finance Subcommittee appointment was necessary to assist in the determination of the fees which will be reviewed at the August meeting.

Director Gehrki indicated that Chairperson Evnen and Commissioner Dohse are currently on the subcommittee. As the two senior members are typically appointed to the Subcommittee, the Commission may, at its discretion, appoint Commissioner Peter as the second member.

A motion was made by Burleigh and seconded by Vojchegoske to appoint Commissioners Peter to the subcommittee. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchegoske and Evnen voting aye.

Contract Considerations

Director Gehrki presented a list of the current contracts that will expire during the period of June 30, 2026 and July 26, 2027. A copy of said exhibit is attached to and made a part of these minutes.

Consider Approval of Special Assistant Attorneys General Reappointment

Director Gehrki noted that Mattson Ricketts Law Firm LLP is the firm that has been appointed to our agency. There are two attorneys that have been appointed as Special Assistant Attorneys General, Stephen Mossman and JL Spray. We would like to consider a renewal option to extend the terms of the agreement until July 1, 2027. He indicated that there was a request to increase the hourly rate by ten dollars.

A motion was made by Dohse and seconded by Peter to reappoint the current special assistant attorneys general and give Director Gehrki the authority to extend their agreements until June 30, 2027. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Contract For Greg Lemon

Director Gehrki noted that the Commission currently utilizes the consultant services of prior Director, Greg Lemon. While the need for his consulting services is decreasing, it is still necessary to consult with him regarding various situations.

A motion was made by Vojchehoske and seconded by Dohse to give Director Gehrki the authority to extend the agreement until December 31, 2026. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Information Matters

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.

No action was necessary on this report.

Future Meeting Dates

June 25-26, 2026, Telegraph Lofts East Center, Lincoln
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 10:20a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:30 a.m.

At 11:31 a.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 May 21, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on **June 5**, 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

Ashley Hendrickson, Nebraska REALTORS® Association, Lincoln
Carmie Geiser, Kearney
Jodi Hinds, Gateway Reality, North Platte
Sam Fhuere, Gateway Reality, North Platte
Lisa Mathews, Lincoln
Marc Chedel, Omaha
Deb Airola, REA, Omaha
Eric Eveler, NP Dodge, Lincoln

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