

NEBRASKA REAL ESTATE COMMISSION

April 23, 2026

**Telegraph Lofts East Center
NE**

4th Floor Conference Room

Lincoln,

Opening

Chairperson Evnen convened a meeting of the Nebraska Real Estate Commission at 9:00 a.m. on April 23, 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 William Boucher and 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 Peter to adopt the final agenda as presented. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

Minutes of March 26, 2026

The minutes of the Commission meeting held on March 26, 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, 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.

Receipts and Expenditures Report for March

Director Gehrki presented the Receipts and Expenditures Report for March. 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 March 31, 2026, was \$1,241,498.63, which compared to a cash fund balance of \$1,424,912.13 on March 31, 2025.

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

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 - March

Deputy Director Fischer presented for ratification the March 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 Dohse to ratify the March 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.

Pearson VUE First Quarter School Reports

Deputy Director Fischer presented the Pearson VUE of Examination Performance Summary by School Reports for comparison for the period of January 1, 2026 through March 31, 2026, copies of which are attached to and made a part of these minutes.

Deputy Director Fischer explained this report shows exam statistics per Provider for the first quarter of the year.

No action was necessary on this report.

Real Estate Education Matters.

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.

It was the consensus of the Commission to table the approval

Commission-Approved Training Activity Recognition

Deputy Director Fischer presented a Commission-Approved Training 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 Vojchehoske to ratify the 3 reports. Motion carried with Burleigh, Dohse, Geiser, 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.

Commission-Approved Training Activity Rejection

Deputy Director Fischer presented for ratification the Commission-Approved Training 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 presented an exhibit regarding the scheduled Instructor Development Workshop, a copy of which is attached to and made a part of these minutes.

Deputy Director Fischer noted that this Workshop would be one day, July 15, 2026. Deputy Director Fischer indicated that the invitation will be sent to all in state pre-license instructors and continuing education providers, and potential instructors would be welcome as well.

A motion was made by Dohse and seconded by Vojchehoske to approve the expenditures for the Instructor Development Workshop and to provide the Workshop free of charge. 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 2026-003 Louis D. Welte v. Erika Guerrero

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 Peter that the complaint be dismissed without prejudice.

A motion was made by Muraskin and seconded by Vojchehoske to send a letter of admonishment to the Seller's Agent. Motion carried with Burleigh, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye, and with Dohse voting nay.

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

Item B Complaint 2026-006 Bruce Faust v. Andrew McNeely

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

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.

Item C Complaint 2025-013 Silvia Poutre v. Mark Frederick Faatz

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, and a letter of admonishment be sent to the Respondent.

An amendment was offered by Commissioner Muraskin that the letter of admonishment be removed from the motion. It was accepted by the second.

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

Item D Complaint 2026-023

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 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 2026-025

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 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

Presentation of Stipulation and Consent Orders

**Complaint 2023-047,
Jolene Lordemann vs. Bryan Dennis Hoefler**

Deputy Director Boucher presented a Stipulation and Consent Order in the matter of Complaint 2023-047, Jolene Lordemann vs. Bryan Dennis Hoefler. 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 Muraskin to enter into the Order as presented. 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

Elliott Charles Purdy, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Mr. Purdy explained the situations regarding his criminal history.

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

Robin Jo Clark Schaffert, Salesperson Applicant

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

Chairperson Evnen reviewed the procedure for informal special appearances.

Robin Jo Clark Schaffert explained the situations regarding her criminal history.

After discussion, a motion was made by Dohse and seconded by Burleigh to allow Robin Jo Clark Schaffert 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.

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.

Director Gehrki reviewed the changes made on the form which reflected the work completed by the task force as requested by the Commission. He indicated that this form is always subject

to change, and would suggest reviewing this document every two years and putting it on the list of Commission Objectives for future reviews.

After discussion, a motion was made by Muraskin and seconded by Vojchehoske to move forward with the rules hearing process. Motion carried with Burleigh, Dohse, Geiser, Muraskin, Peter, Vojchehoske and Evnen voting aye.

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 – Director Gehrki reported that the bill had been approved by the Governor on April 14, 2026.

LB 776 – No new information presented.

LB 809– No new information presented.

LB 810– Director Gehrki reported that the bill did not pass during this session.

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– Director Gehrki reported that the bill had been approved by the Governor on April 14, 2026.

LB 1071– Director Gehrki reported that the bill had been approved by the Governor on April 7, 2026.

LB 1072– Director Gehrki reported that the bill had been approved by the Governor on April 7, 2026.

No action was necessary with regard to these matters.

Information Matters

ARELLO Mid-Year Meeting – April 14-16, 2026 – Louisville, KY – Report of Attendees

Director Gehrki noted that Commissioner Dohse, Deputy Director Rut, Deputy Director for Enforcement Boucher, and he attended the ARELLO Mid-Year Meeting.

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

No action was necessary on this report.

ARELLO Annual Conference – September 15-17, 2026 – Maui, HI

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.

Errors and Omissions Loss Report – First Quarter 2026

Director Gehrki presented the Errors and Omissions Loss Report – First 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.

2025-2026 Objectives – Quarterly Report

Director Gehrki presented an exhibit regarding 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 each of the objectives and gave an update on each of the objectives.

No action was necessary with regard to this matter.

Future Meeting Dates

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

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 10:30 a.m., Chairperson Evnen declared a brief recess, and reconvened the meeting at 10:38 a.m.

At 11:39 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 April 23, 2026, meeting of the Nebraska Real Estate Commission were available for inspection on **April 30**, 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 "Joseph D. Gehrki".

Joseph D. Gehrki
Director

Guests Signing the Guest List

Carmie Geiser, Kearney
Ashlee Hendrickson, Nebraska REALTORS® Association, Lincoln
Robin Schafer, North Platte
Lisa Mathews, Lincoln
Alyssa Brodersen, Nebraska REALTORS® Association, Lincoln
Elliott Purdy, North Platte
Charles Chadwick, PJ Morgan, Omaha
Megan Ourada, Home Real Estate, Lincoln