

NEBRASKA REAL ESTATE COMMISSION

October 15, 2009

Hampton Inn-Airport

Platte/Airport Room

Lincoln, NE

Opening

Chairperson Gale convened a meeting of the Nebraska Real Estate Commission at 9:02 a.m. on October 15, 2009, in the Platte/Airport Room of the Hampton Inn-Airport, located at 1301 West bond Circle in Lincoln, Nebraska. All of the members of the Real Estate Commission were present, with the exception of Commissioners Leisey and Ptak, who was absent and excused. Also present were Director Greg Lemon, Deputy Director for Education and Licensing Teresa Hoffman, Deputy Director for Enforcement Terry Mayrose, and Administrative Assistant Monica Rut.

Notice of Meeting (Adopt Agenda)

Director Lemon presented a public notice and proofs of publication thereof relating to this meeting, all of which are attached to and made a part of these minutes. Chairperson Gale reported that all Commissioners had been notified of the meeting simultaneously, in writing, and that a proposed tentative agenda accompanied the notification.

Chairperson Gale pointed out to those in attendance that a public copy of the materials being used during the meeting were available to the public on the counsel table in the meeting room; that a copy of the Open Meetings Act was posted on the easel located in the east side of the meeting room by the east entrance; and that the procedures followed were in accordance with the Open Meetings Act. Chairperson Gale asked that guests sign the guest list.

Director Lemon noted that agenda items 17c and 17d had been added since the tentative agenda was mailed to the Commissioners.

After review of the final agenda, a motion was made by Grady and seconded by Dover to adopt the final agenda as presented. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Minutes of September 10, 2009

The minutes of the Commission meeting held on September 10, 2009, were considered.

After review, a motion was made by Griess and seconded by Grady to approve the minutes as presented Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Public Comment

Chairperson Gale asked the members of the audience if anyone wished to come forward to provide public comment on any of the agenda items. No audience member indicated a desire to come forward.

Receipts and Expenditures Report for September

Director Lemon presented the Receipts and Expenditures Report for September. A copy of said report is attached to and made a part of these minutes. Director Lemon noted that an explanation page was included on the report.

The cash fund balance as of September 30, 2009, was \$438,818.59, which compared to a cash fund balance of \$387,824.45 on September 30, 2008.

After discussion, a motion was made by Grady and seconded by Dover to file the September Receipts and Expenditures Report for audit. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Specialized Registrations

Time-Share Registration Application – Summer Bay Resorts Crown Club, LLC – Summer Bay Resorts Crown Club

Director Lemon presented an exhibit which included correspondence from Chris Heinrich, Special Assistant Attorney General, correspondence from the Developers Attorney, a memorandum from the Developers CPA-Controller, and the consolidated financial statements from the Developer. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon explained that the review of the registration for the time-share project, Summer Bay Resorts Crown Club, raised concerns. He indicated that the developer had submitted audited financial statements which reflected a substantial financial loss. He felt the Commission should decide whether to reject the registration, approve the registration or explore further options. Some further options could include the applicant appearing before the Commission to answer questions or hiring a CPA firm to review the applicants audited financial statements. He sought the input of the Commission on whether to further investigate or proceed with the registration.

Chairperson Gale indicated that while he was not a financial expert, he did not feel the applicant was financially stable and by rejecting the registration, the company could still get licensed in other jurisdictions and had other options rather than just selling the time-share intervals to Nebraska residents. He also noted that the applicant supplied audited financial statements prepared by an in-house CPA rather than a independent CPA.

Commissioner Grady felt that the Commission could ask the applicant to come forth with a remedy or appear before the Commission to show cause. He explained that even though attempts had been made by the applicant to improve the company's financial situation, he was not in favor of approving the registration.

A motion was made by Dover and seconded by Grady to deny the registration unless the applicant could prove that the company was worthy of being registered.

Chairperson Gale asked how the applicant was required to prove their worthiness and who would be analyzing the audited financial statement.

A friendly amendment was made by the mover to deny the registration with no consideration. It was accepted by the second.

The amended motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report

Deputy Director Hoffman 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 Grady and seconded by Dover to ratify issuance of the licenses as set forth in the report. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Examination Reports – August and September

Deputy Director Hoffman presented for ratification the August and September Examination Reports, copies of which are attached to and made a part of these minutes.

After review, a motion was made by Grady and seconded by Dover to ratify the August and September Examination Reports for the purpose of issuing licenses. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Report from Applied Measurement Professionals Advisory Committee Meeting

Deputy Director Hoffman explained that Director Lemon and herself attended the Applied Measurement Professionals (AMP) Advisory Committee Meeting on September 29, 2009, in Kansas. She reported that AMP would be undertaking a nationwide job analysis which would ultimately provide the basis for revised examinations at the end of 2010. She indicated that AMP's willingness to undergo tasks, which tend to be expensive and time consuming, on a five-year cycle keeps their examinations pertinent and accurate. She indicated that while the surveys would be sent out nationwide, AMP would sample Nebraskans, along with their other client states, more heavily. She noted that this was Nebraskans' opportunity to have an impact on keeping the information tested relevant to the practice of real estate. She indicated that the surveys would be sent at random and would be distributed in December.

Commissioner Grady asked what percentage of Nebraska licensees would receive the survey. Deputy Director Hoffman indicated that the Commission would supply AMP with all of the licensees' addresses and they would pick them randomly being mindful that there is a balance between salespersons and brokers, recently licensed and those more experienced as well as a geographical balance. She indicated that in the past, Nebraskans had been among the top one or two most responsive states.

Commissioner Grady asked if there were any red flag areas to be mindful of for comment if a survey was received. Deputy Director Hoffman indicated that content of the survey had been the focus of the Advisory Committee and she felt they had been pretty thorough.

Commissioner Griess asked if the outlines were different for broker and salespersons. Deputy Director Hoffman indicated that once the surveys were received by AMP, the data will assist AMP in developing two outlines, one for the broker examination and one for the salesperson examination.

Director Lemon indicated that AMP had a good thorough process and felt that one red flag or emerging issue was the use of social networking media and if it should be incorporated into the examination.

Chairperson Gale indicated that sample examinations were beneficial in preparing to pass the examination and verified that AMP provided this type of service to the applicants. Deputy Director Hoffman indicated that the applicants receive an AMP Candidate Handbook which is a very useful tool. It outlines the examination, gives the number of examination questions per section, and provides sample questions. She noted that sample multiple choice and simulation examinations could be purchased from AMP. Commissioner Griess indicated that some of the education instructors had computer labs which have practice examinations available.

No action was necessary on this report.

Real Estate Education Matters

Pre-License Education Instructor Approval

Deputy Director Hoffman 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 Hoffman 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 Instructor Approval

Deputy Director Hoffman presented for ratification the Continuing Education Instructor Approval Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Griess and seconded by Dover to ratify the three reports. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Pending Sworn Complaints and Investigative Matters

Deputy Director Mayrose 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.

Deputy Director Mayrose reported that in Thompson's appeal case (Complaint 2008-004), the Commission's motion to dismiss had been affirmed by the Court and Mr. Thompson would start his penalty within the next sixty days, unless he filed an appeal.

No action was necessary on this report.

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

Item A Complaint 2008-031

Deputy Director Mayrose 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 Grady that the complaint be dismissed without prejudice. The motion died for a lack of a second.

After discussion, a motion was made by Griess and seconded by Dover that the Commission file a complaint on its own motion against the Respondent on the alleged violations of Neb. Rev. Stat. §76-2417(1), (b), (c), (ii) and §81-885.24(29).

A friendly amendment was made by the mover to include alleged violation of Neb. Rev. Stat. §76-2422(2) and that the original complaint be held in abeyance. It was accepted by the second.

Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item B Complaint 2009-001 – Scott Fjell and David Dickinson vs. Jay D. Nitz

Deputy Director Mayrose 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 Grady and seconded by Griess that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item C Complaint 2009-002 – Alex and Gayle Nicoll vs. Robert Pew

Prior to discussion of this matter, Commissioner Rouch recused herself, thereby nullifying any potential conflict of interest.

Deputy Director Mayrose 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 Dover and seconded by Grady that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, and Gale voting aye, with Rouch not participating or voting, having recused herself, thereby nullifying any potential conflict of interest, and with Leisey and Ptak not participating or voting, being absent and excused.

Item D Complaint 2009-003

Deputy Director Mayrose 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 Grady and seconded by Dover that this complaint be held in abeyance and a new complaint be filed against the respondent per the Staff recommendation. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item E Complaint 2009-004 – Julie Lynn Carper vs. Richard E. Schumacher

Deputy Director Mayrose 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 Dover and seconded by Griess that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item F Complaint 2009-010 – Dennis D. and Vicki Dryden vs. William Joseph Torczoon

Deputy Director Mayrose 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 Dover and seconded by Grady that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item G Complaint 2009-015

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

After discussion, a motion was made by Dover and seconded by Grady that the Commission file a complaint on its own motion against the Respondent per Staff recommendation.

The motion was withdrawn by the mover and the second.

A motion was made by Griess and seconded by Dover that the Commission file a complaint on its own motion per Staff recommendation and include alleged violation of Title 299, Chapter 5, 003.18 and that the original complaint be held in abeyance.

Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

After further discussion, a motion was made by Griess and seconded by Dover that a letter be sent to the seller's agent advising them of the potential violation of law. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item H Complaint 2009-016 – Frances Hassenstab vs. Linda Claire McGuire

Deputy Director Mayrose 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 Grady and seconded by Dover that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item I Complaint 2009-029 – Brittney Maloley vs. Jennifer Lynn Hellman

Deputy Director Mayrose 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 Griess and seconded by Grady that the complaint be dismissed without prejudice.

After further discussion, the motion was withdrawn by the mover and the second.

A motion was made by Gale and seconded by Rouch that the complaint be set for hearing. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item J Complaint 2009-030 – Ralph and Sandra Johnson vs. Thomas J. Haiar

Deputy Director Mayrose 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 Dover and seconded by Grady that the complaint be dismissed without prejudice. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Item K Complaint 2009-041 – Commission vs. Bruce William Scheopner

Deputy Director Mayrose 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 Grady and seconded by Dover that the complaint be set for hearing. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Presentation of Stipulation and Consent Orders

Complaint 2008-027- Justin and Laura Anderson vs. Brian Michael King and Michael Raymond Bunach and Complaint 2009-031 – Commission vs. Brian Michael King and Michael Raymond Bunach

Deputy Director Mayrose presented a Stipulation and Consent Order in the matter of Complaint 2008-027- Justin and Laura Anderson vs. Brian Michael King and Michael Raymond Bunach and

Complaint 2009-031 – Commission vs. Brian Michael King and Michael Raymond Bunach. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Dover and seconded by Grady to enter into the Order as presented. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

**Complaint 2009-019,
Commission vs. Bennie C. Taylor**

Deputy Director Mayrose presented a Stipulation and Consent Order in the matter of Complaint 2009-019, Commission vs. Bennie C. Taylor. A copy of said Order is attached to and made a part of these minutes.

After discussion, a motion was made by Grady and seconded by Dover to decline the proposed Stipulation and Consent Order. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

After further discussion, a motion was made by Grady and seconded by Griess to offer Mr. Taylor a two year suspension, the first six months served and the balance served on probation, with nine-hours of additional continuing education and a \$1,500.00 fine.

After further discussion, the pending motion was withdrawn by the mover and the second.

Hearings

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

Informal Special Appearances

Joshua J. Pearson, Salesperson Applicant

Director Lemon presented exhibits which included: correspondence regarding Mr. Pearson's special appearance; correspondence regarding Mr. Pearson's incomplete application; Mr. Pearson's response to the incomplete application; a Background Report Summary from the Department of Justice's website on Joshua J. Pearson; Mr. Pearson's criminal history report; and his salesperson application form. A copy of said exhibit is attached to and made a part of these minutes. Mr. Pearson was present.

Letters of reference for Mr. Pearson which were received in the Commission office were distributed to the Commissioners and Mr. Pearson. A copy of said exhibit is attached to and made a part of these minutes, denoted as exhibit 13a1.

Chairperson Gale reviewed the procedure for informal special appearances.

Mr. Pearson explained the situations regarding his past criminal history.

A motion was made by Grady and seconded by Dover that Mr. Pearson not be allowed to sit for the salesperson examination at this time. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Consider Policy to Require All Commissioners Attend Training/Orientation

Director Lemon presented a proposed policy which would require all newly appointed Commissioners to complete a Commissioner Orientation Session. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon noted the policy had been approved by the Subcommittee consisting of Commissioners Dover, Griess and Chairperson Gale. He explained that Commissioner training or orientation had been a current fiscal year objective of the Commission. He reviewed the exhibit with the Commissioners.

Chairperson Gale indicated that the new commissioner training or orientation would be a challenge. He felt the procedures and policies of the Commission were more complicated than most industries and the training/orientation would be beneficial to new Commissioners.

Commissioner Rouch indicated that the proposed policy states that the required training was not applicable to previously appointed Commissioners, but felt current Commissioners could be allowed to attend. Commissioner Dover indicated that a PowerPoint presentation would be a good delivery method. Director Lemon indicated that he had not reviewed delivery methods and could be reviewed later, but would rather encourage discussion of the policy concepts. He indicated that the session list which covered the required topics was somewhat flexible.

Commissioner Griess suggested an outline be presented and reviewed by the Commissioners at a future meeting to look through and see how the process would work.

Commissioner Grady felt that the first item listed was the Nebraska Real Estate License Law, which was very important to review with a new commissioner and perhaps a crib sheet could be supplied on how to negotiate, the logic and reasoning behind the laws, bills and excerpts. He felt that a syllabus should be developed and a list of helpful hints would also be beneficial.

A motion was made by Dover and seconded by Grady to adopt the outline and policy as presented.

Chairperson Gale indicated that there were two additional important topics which he felt needed to be included in the orientation. The complaint review process and the licensee education process. Director Lemon indicated that the complaint review process had been incorporated within the outline. However, the education process was notably absent from the list and would be added.

A friendly amendment was made by the mover to add education and licensing to the policy. It was accepted by the second.

Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

Continuing Education Requirement Jurisdiction Research

Deputy Director Hoffman presented a list of the continuing education requirements of other jurisdictions. A copy of said exhibit is attached to and made a part of these minutes.

Deputy Director Hoffman reviewed the exhibit and explained that the research had been compiled from several sources.

Commissioner Grady noted that the number of hours of continuing education required of Nebraska licensees was lower than other jurisdictions. Chairperson Gale focused on the comparison between jurisdictions which are comparable to the size and number of licensees to Nebraska. Deputy Director Hoffman indicated that some of the neighboring jurisdictions have comparable requirements and others have recently increased their requirements.

There was discussion regarding inattentive licensees in classes and whether examinations should be required.

Deputy Director Hoffman indicated that two jurisdictions have a challenge examination as an alternative to continuing education.

Commissioner Grady felt that the Commission needed to increase the continuing education requirement. Commissioner Dover thought that licensees should be required to take a periodic test on the License Law.

Commissioner Rouch indicated that she would be interested in learning more about the challenge examination. Deputy Director Hoffman indicated that she could follow up with these jurisdictions and inquire about the cost to maintain these examinations and how often this option was chosen by licensees. Chairperson Gale suggested that the subcommittee could review the options available and report back at a future meeting.

No action was necessary with regard to this matter.

Licensee Survey Results

Director Lemon presented a report of the licensee survey questions and the corresponding results. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon reviewed the results of the survey with the Commissioners. Delivery methods were discussed for distributing materials to licensees.

The Commissioners felt that too few licensees completed the survey to actual get any reliable data from the survey. They felt that putting the survey in the Commission Comment Newsletter would be more beneficial.

No action was necessary with regard to this matter.

Information Matters

ARELLO Annual Conference – Miami, Florida – October 22-24, 2009

Director Lemon noted that Commissioners Dover, Grady, Griess, and Rouch and Deputy Director Hoffman and himself would be attending the ARELLO Annual Conference. He indicated that Commissioner Rouch had signed up to attend the Commissioner College.

Commissioner Grady discussed the ARELLO District Meeting which he had attended in Dubai.

No action was necessary on this report.

**Commission Supervisor of the Year
Teresa Hoffman**

Director Lemon noted that Teresa Hoffman had been selected as the Commission's Supervisor of the Year. She assumed additional responsibilities and had accepted these challenges without reservation. Her job is such that whatever it brings, she carries it gracefully and diplomatically, Teresa sets high standards of performance for herself and is an example for others. She effectively interacts with Staff and has the ability to communicate her expectations clearly and openly which has enable the Staff to form a cohesive group with a sense of pride in their work and a desire to continue to improve the quality of performance. Because of her positive relationships with Staff, she gives constructive criticism and suggestions that are well received. She is a very conscientious person, a good listener and helps any way she can to resolve issues. Teresa's leadership qualities, dedication and desire to achieve perfection, has more than earned the respect of Staff. The Staff, under Ms. Hoffman's supervision, believed she should be recognized and applauded for all she had done and continues to do. Teresa Hoffman would be recognized at a ceremony in the Capitol on October 26.

No action was necessary on this report.

Deadline for Deficit Budget Request/Special Session

Director Lemon stated to the Commissioners that at this time the Commission did not anticipate a deficit budget request would be submitted to the Legislature. Director Lemon explained that the Governor had called a special legislative session to address the state's budget concerns. He indicated that he spoke with the Legislative Fiscal Office and they explained that the Legislature would likely be focusing on the general funds rather than cash funds. Therefore, the budget cutting session should not affect the Commission. He noted that the Commission does not maintain a large cash balance so should not be subject to any transfers from the Commission fund to the general fund to balance the budget.

Chairperson Gale felt that the Commission was in a good budget position and had a strong history of keeping the cash fund balance reasonable to avoid possible balance transfers.

No action was necessary with regard to this matter.

Nebraska Realtors® Association Caravan

Director Lemon explained he, along with Commissioners Griess and Leisey joined the Nebraska Realtors® Association caravan across Nebraska.

Commissioner Griess indicated that the caravan was educational and an opportunity to visit with the licensees. She felt that the licensees across the state were upbeat and looked forward to hearing about the Real Estate Commission. She felt it was a good experience and gave the licensees a chance to meet the new Director.

Director Lemon felt that the caravan gave him an opportunity to meet and interact with the licensees and bring government to the people the Commission works with. He emphasized that the Commission was a resource for people and would rather work with issues on the front end rather than through the complaint process. He felt that he had conveyed a positive message to the licensees. He noted that the caravan made thirteen stops throughout Nebraska.

Commissioner Griess felt the licensees appreciated the representation from the Nebraska Realtors® Association and the Commission.

Commissioner Dover felt the licensees need to hear from the Commission and should do periodic or annual travel across the state.

No action was necessary with regard to this matter.

Future Meeting Dates

November 19-20, 2009 – Hampton Inn-Airport, Lincoln
January 7-8, 2010 – Hampton Inn-Airport, Lincoln
February 18-19, 2010 – Staybridge Suites, Lincoln
March 18-19, 2010 – Staybridge Suites, Lincoln
April 22-23, 2010 – Hampton Inn & Suites, Lincoln
May 20-21, 2010 - Staybridge Suites, Lincoln
June 24-25, 2010 - Staybridge Suites, Lincoln
Aug 19-20, 2010 - Staybridge Suites, Lincoln

Recesses and Adjournment

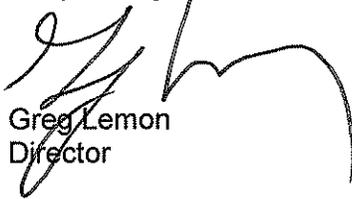
At 10:04 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 10:22 a.m.

At 12:00 p.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 12:20 p.m.

At 1:55 p.m., there being no further business to come before the Commission, a motion was made by Grady and seconded by Griess that the meeting adjourn. Motion carried with Dover, Grady, Griess, Rouch and Gale voting aye, with Leisey and Ptak not participating or voting, being absent and excused.

I, Greg Lemon, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the October 15, 2009, meeting of the Nebraska Real Estate Commission were available for inspection on October 20, 2009, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Greg Lemon
Director

Guests Signing the Guest List

Kristen Anderson, Nebraska REALTORS® Association, Lincoln
Mark Leaders, CBSHOME Real Estate, Omaha
Al Avery, Woods Bros Realty, Grand Island
Judy Burford, CBSHOME Real Estate, Omaha
Joshua Pearson, Omaha
Harold Johnson, NP Dodge Co, Omaha