

NEBRASKA REAL ESTATE COMMISSION

January 20, 2011

Staybridge Suites

Staybridge Room

Lincoln, NE

Opening

Chairperson Gale convened a meeting of the Nebraska Real Estate Commission at 9:02 a.m. on January 20, 2011, in the Staybridge Room of the Staybridge Suites, located at 2701 Fletcher Avenue in Lincoln, Nebraska. All of the members of the Real Estate Commission were present. 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. Greg Barton and Kelly Eckler, Special Assistant Attorneys General and Counsel to the Commission, was present for the Mull Hearing.

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, by mail and e-mail, 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 northwest corner of the meeting room by the west 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 18f and 19d had been added since the tentative agenda was mailed to the Commissioners.

After review of the final agenda, a motion was made by Leisey and seconded by Griess to adopt the final agenda as presented. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Minutes of December 2-3, 2010

The minutes of the Commission meeting held on December 2-3, 2010, were considered. (Note: It was discovered at the meeting that the Exhibit for this Agenda Item was incorrect. On the sixth page it references "Chairperson Gale", when in fact it should have referenced "Acting Chairperson Ptak". The Exhibit was corrected for attachment to these minutes.)

After review, a motion was made by Leisey and seconded by Rouch to approve the minutes as amended. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Public Comment

Chairperson Gale 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 November and December

Director Lemon presented the Receipts and Expenditures Reports for November and December. Copies of said reports are attached to and made a part of these minutes. Director Lemon noted that an explanation page was included in each report.

The cash fund balance as of November 30, 2010, was \$657,191.27, which compared to a cash fund balance of \$750,838.22 on November 30, 2009.

The cash fund balance as of December 31, 2010, was \$756,647.94, which compared to a cash fund balance of \$891,217.35 on December 31, 2009.

After discussion, a motion was made by Leisey and seconded by Ptak to file the November and December Receipts and Expenditures Reports for audit. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Renewal Report

Director Lemon presented the Renewal Report. A copy of said report is attached to and made a part of these minutes.

No action was necessary on this report.

Specialized Registrations

Time-Share Registrations - Amendment for ClubWyndham Access Vacation Ownership Plan (Non-Specific Site)

Director Lemon presented a specialized registrations report which included the registration of amendment to time-share registration for ClubWyndham Access Vacation Ownership Plan (Non-Specific Site). A copy of said report is attached to and made a part of these minutes.

A motion was made by Leisey and seconded by Ptak to approve the amendment to the registration as presented. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

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 Leisey and seconded by Rouch to ratify issuance of the licenses as set forth in the report. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Examination Report – November and December

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

After review, a motion was made by Leisey and seconded by Rouch to ratify the November and December Examination Reports for the purpose of issuing licenses. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Discussion of Examination Passing Score Study

Deputy Director Hoffman presented information regarding both the passing score study and the pre-equating study performed on an examination form representative of the examination to be instituted April 27, 2011. Also reviewed was the recommendation received from Applied Measurement Professionals, Inc. (AMP) pertaining to the passing score indicated by these studies. Copies of the report and recommendation are attached to and made a part of these minutes.

Deputy Director Hoffman indicated that the upcoming examination was determined by AMP evaluation criteria to be more difficult than the current examination. Therefore, AMP suggested the Commission could, in good conscience, accept a passing score of 70% instead of 75% without compromising their current standard or jeopardizing the level of service to the public. Commissioner Leisey asked if the state portion and the national portion of the examination would both be accepted at the 70% passing score. Deputy Director Hoffman indicated that both the state portion and national portion of the examination could be accepted at the 70% passing rate. She also noted that the changes, if accepted, would begin April 27, 2011.

After review, a motion was made and clarified by Leisey and seconded by Rouch to accept the passing score rate as presented which would change the passing score from 75% to 70%.

Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Discussion of Changes to Score Report

Deputy Director Hoffman presented information regarding proposed changes to the examination score report and a sample of such changes received from Applied Measurement Professionals, Inc. (AMP), copies of which are attached to and made a part of these minutes. Commissioners were asked to choose between two formats.

There was discussion regarding the current score report and which of the proposed score reports provides more clear and accurate information for the candidates.

After review, a motion was made by Ptak and seconded by Leisey to approve the use of the raw score report by AMP. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Additionally, Deputy Director Hoffman's report included, for informational purposes only, the notice that AMP would not be including examination score data, other than the fact that the candidate passed, on future passing score reports. The reason AMP offered for this change is that differences in passing score data had been misused for purposes other than that for which the examination was designed and they wished to remedy this abuse.

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 Leisey and seconded by Avery to ratify the three reports. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

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. (Note: It was discovered at the meeting that the Exhibit for this Agenda Item was incorrect. The dates relating to the disciplinary actions for Jennifer Lynn Hellman on Case No. 2010-011 were incorrect. The report stated that the suspension "shall continue through January 21, 2011. Probation commenced on January 22, 2011 continues through January 22, 2011" when, in fact, the dates should indicate that the suspension "shall continue through January 20, 2011. Probation commenced on January 21, 2011, and will continue through March 31, 2011". The Exhibit was corrected for attachment to these minutes.)

No action was necessary on this report.

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

Item A Complaint 2009-050 – City of Imperial vs. Michael C. Moreland and Jane Ann Moreland

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 that the Commission file a complaint on its own motion and set it for hearing per staff recommendation. The motion died for a lack of a second.

After further discussion, a motion was made by Leisey and seconded by Avery that the complaint be dismissed without prejudice and a letter of admonishment be sent to Respondent # 1. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item B Complaint 2009-055

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 Gale that the complaint be set for hearing.

Commissioner Leisey suggested that motion be amended to exclude violations of Neb. Rev. Stat. §76-2422(2). He suggested a letter of admonishment be sent to the Respondent. The amendment was accepted by the mover and second.

Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item C Complaint 2009-056

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 Leisey that the complaint be set for hearing. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item D Complaint 2010-030 – Sharon K. Warnke vs. Michael Joseph Korth

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 Leisey and seconded by Rouch that the complaint be dismissed without prejudice. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item E Complaint 2010-031 – Sharon K. Warnke vs. Marlene K. Jussel

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 Leisey and seconded by Dover that the complaint be dismissed without prejudice. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item F Complaint 2010-006

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 set for hearing. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item G Complaint 2010-021

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 Leisey and seconded by Dover that the complaint be set for hearing. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item H Investigative Matter

Deputy Director Mayrose presented an investigative report to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Dover and seconded by Leisey that the Commission file a complaint on its own motion and set it for hearing on the violations as determined by legal counsel. . Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Item I Complaint 2009-040

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 Leisey and seconded by Rouch that the complaint be dismissed without prejudice and a letter of admonishment be sent to the Respondent, and that the Commission file a complaint on its own motion and set it for hearing on 81-885.24(29). After further discussion, the motion was withdrawn by the mover and second.

A motion was made by Leisey that the complaint be dismissed without prejudice and a letter of admonishment be sent to the Respondent. The motion died for a lack of a second.

A motion was made by Gale and seconded by Dover that this complaint be held in abeyance and a new complaint be filed against the Respondent per Staff recommendation. It suggested by the second that the motion be amended to include the violations regarding the signing of expired contracts. It was accepted by the mover. Motion failed with Dover and Gale voting aye, and with Avery, Griess, Leisey, Ptak and Rouch voting nay.

A motion was made by Dover and seconded by Avery that this complaint be held in abeyance and a new complaint be filed against the Respondent for violating 81-885.24(29). Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

After further discussion, a motion was made by Gale and seconded by Griess that a letter of admonishment be sent to the Respondent. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Presentation of Stipulation and Consent Orders

There were no Stipulation and Consent Orders to be presented at the meeting.

Hearings

Complaint 2009-044 Commission vs. Nan Mull

A Hearing was held on January 20, at 9:34 a.m., in the matter of Complaint 2009-044, Commission vs. Nan Mull. Greg Barton and Kelly Eckler, Special Assistant Attorneys General and Counsel to the Commission, appeared for the Complainant. Respondent Nan Mull was present and represented by Counsel Ward F. Hoppe of Lincoln.

Counsel Hoppe made a motion to dismiss Complaint 2009-044 since there was no fact pattern in the pleadings. Chairperson Gale indicated that unless there was serious doubt regarding the pleadings then Counsel Hoppe's motion could be argued at the end of the case.

A motion was made by Griess and seconded by Dover to deny the motion to dismiss this complaint with the option to re-present the motion at the end of the hearing. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

After opening statements, Counsels Barton and Hoppe jointly offered Exhibits 1-10, all of which were received by Chairperson Gale.

Counsel Barton called Nan Mull as a witness.

At 10:50 a.m., Chairperson Gale declared a brief recess, and reconvened the Hearing at 11:08 a.m.

After the Commission completed the presentation of its case in Chief Counsel Hoppe made a motion to dismiss this complaint due to failure of the Commission to present sufficient evidence to prove a violation of the act had occurred. Chairperson Gale indicated that both Counsels would have an opportunity to discuss the pending motion.

Counsel Hoppe discussed his reasons for dismissal. Chairperson Gale discussed the appropriate evidentiary standard for review of the motion. Counsel Barton discussed the preponderance of evidence standards and indicated that it would be the appropriate standard of review for the motion to dismiss the complaint.

Chairperson Gale indicated that the Commissioners would consider the decision to dismiss the complaint, if there was probable cause or significant evidence to support the complaint then the Commissioners should deny the motion to dismiss the complaint, if there was no significant evidence or probable cause to support the complaint then the motion should be granted. He also noted that if open discussion could jeopardize the case and the Commission would have the option to go into closed session.

A motion was made by Ptak and seconded by Dover to deny the request for dismissal on all three counts. Motion carried with Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye, and with Avery voting nay.

Counsel Hoppe called Nan Mull and Craig Larabee as witnesses.

At 11:48 a.m., Chairperson Gale declared a brief recess, and reconvened the Hearing at 11:50 a.m.

After closing arguments had been presented, Chairperson Gale declared the Hearing concluded and gathered the original exhibits.

At 12:45 p.m., a motion was made by Dover and seconded by Rouch to go into closed session for deliberations. Motion failed with Dover and Rouch voting aye, and with Avery, Griess, Leisey, Ptak and Gale voting nay.

At 12:46 p.m., Chairperson Gale declared a brief recess, and reconvened the Hearing at 12:56 p.m.

The Commission deliberated on the matters adduced at hearing.

A motion was made by Leisey and seconded by Avery that in Complaint 2009-044, Commission vs. Nan Mull be dismissed on all counts. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

With the consent of the Respondent, Chairperson Gale directed Counsel Barton to prepare the Order.

Chairperson Gale announced that all exhibits related to this hearing would be retained in the Commission office.

The Hearing was adjourned at 1:25 p.m.

Informal Special Appearances

Christopher J Kortan, Salesperson Applicant

Director Lemon presented exhibits which included: correspondence regarding Mr. Kortan's special appearance; a Satisfaction of Judgment and Sentence Early Discharge from the Douglas County Court; his salesperson application form; and information regarding Mr. Kortan's previous special appearances in August 2010. A copy of said exhibit is attached to and made a part of these minutes. Mr. Kortan was present.

Commissioner Rouch recused herself from participating in this matter, thereby nullifying any potential conflict of interest.

Chairperson Gale reviewed the procedure for informal special appearances.

Mr. Kortan gave the Commission an update since his last informal special appearance.

A motion was made by Dover and seconded by Leisey that Mr. Kortan be allowed to sit for the salesperson examination upon removal of the interlock device. Motion failed with Dover, Griess and Leisey voting aye and with Avery, Ptak, and Gale voting nay, and with Rouch not participating or voting, having recused herself, thereby nullifying any potential conflict of interest.

A motion was made by Ptak and seconded by Leisey that Mr. Kortan be allowed to sit for the salesperson examination and upon passing, hold the issuance of the license until the interlock device had been removed, provided he had no other convictions, criminal or traffic, on his record.

Commissioner Leisey suggested amending the motion to have the license issued on April 22, 2011, provided Mr. Kortan had no additional violations. The amendment was not accepted by the mover.

Motion failed with Leisey and Ptak voting aye, with Avery, Dover, Griess and Gale voting nay, and with Rouch not participating or voting, having recused herself, thereby nullifying any potential conflict of interest.

A motion was made by Gale and seconded by Leisey to continue this matter regarding Mr. Kortan to the April meeting. Motion carried with Avery, Dover, Griess, Leisey, Ptak, and Gale voting aye, with Rouch not participating or voting, having recused herself, thereby nullifying any potential conflict of interest.

Jason Richard Bryant, Salesperson Applicant

Director Lemon presented exhibits which included: correspondence regarding Mr. Bryant's special appearance; character reference letters for Mr. Bryant; email correspondence from Mr. Bryant; computer reports regarding a dismissal of charges on September 24, 2009; Mr. Bryant's criminal history report; notes taken by a staff member during a telephone conversation with Mr. Bryant; and his salesperson application form. A copy of said exhibit is attached to and made a part of these minutes. Mr. Bryant was present.

Chairperson Gale reviewed the procedure for informal special appearances.

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

A motion was made by Gale and seconded by Ptak that Mr. Bryant not be allowed to sit for the salesperson examination at this time. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Review and Approval of Travel to 2011 Regularly Attended Meetings

Deputy Director Hoffman presented an exhibit regarding the estimated costs of Commissioners and staff participating in regularly-attended meetings in 2011. A copy of said exhibit is attached to and made a part of these minutes.

After discussion, a motion was made by Leisey and seconded by Dover to approve the reimbursement of expenditures for Commissioners and staff who attend the meetings set forth in the exhibit. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Annual Review and Approval of Trust Account Examination Schedule

Deputy Director Mayrose presented a reference copy of the Commission's Approved Procedures and Cycle for Trust Account Examinations. A copy of said exhibit is attached to and made a part of these minutes.

Deputy Director Mayrose indicated that there were no recommended changes to the document.

After discussion, a motion was made by Leisey and seconded by Rouch to approve the exhibit as presented. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

Consider Approval of Special Assistant Attorneys General New Fee Schedule

Director Lemon presented an exhibit of the proposed hourly rate schedule for the special assistant attorneys general to become effective January 1, 2011. A copy of said exhibit is attached to and made a part of these Minutes. Mr. Chris Heinrich from the Harding and Schultz law firm was present to present the proposed fee schedule and answer any questions the Commissioners might have.

There was discussion regarding the ability for the fee schedule to be presented every two years to coincide with the State's biennium budget cycle.

After discussion, a motion was made by Dover and seconded by Leisey to approve the hourly rate schedule as presented effective January 1, 2011. Motion carried with Avery, Dover, Griess, Leisey, Ptak, Rouch and Gale voting aye.

2010-2011 Objectives – Quarterly Report

Director Lemon presented an exhibit regarding the proposed 2010-2011 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Commissioner Dover asked if future reports could reflect a rough priority order. Director Lemon indicated that he would arrange the report as requested.

No action was necessary with regard to these matters.

Legislative Matters

LB 315 – Director Lemon reported that this bill was introduced on January 12 by the Omaha Area Board of Realtors. Doug Rotthaus, Paul Vojchehoske with the Omaha Area Board of Realtors, as well as Kent Rogert, registered lobbyist for the Omaha Area Board of Realtors, were present for discussion.

There was discussion regarding the objective of the proposed bill and the concerns of the Commission should the bill pass.

It was the consensus of the Commission to not take a position with the Legislature on this bill.

LB 23 - Director Lemon reported that this bill would change the renewal and fee provisions to allow for the two-year renewal cycle.

LB 24 – Director Lemon reported that this bill would provide for the broker training requirements.

LB 25 – Director Lemon reported that this bill would provide exemptions relating to real property for asset management companies.

LB 26 – Director Lemon reported that this bill would adopt the Private Transfer Fee Obligation Act.

LB 347 – Director Lemon reported that the bill would allow trust accounts to bear interest if that interest was used for non-profit activities and did not accrue to the broker.

No action was necessary with regard to these matters.

Information Matters

ARELLO Mid-Year Meeting – April 4-6, 2011 - Destin, Florida

Director Lemon reminded the Commissioners that the ARELLO Mid-Year Meeting would be held April 4-6. He indicated that the hotel reservations needed to be made by March 11.

No action was necessary on this report.

ARELLO Leadership Symposium and Board of Directors Meeting – January 4-7, 2011 - Scottsdale, Arizona – Report of Attendee

Deputy Director Hoffman reported that this meeting had primarily addressed internal matters concerning the organization. In addition to a Board of Director's Meeting, the goals and objectives of the various committees and task forces were reviewed which prepared them to hit the ground running. She felt that ARELLO had an ambitious year ahead.

No action was necessary on this report.

Passing of Past Director Paul Quinlan

Director Lemon explained that in honor of the passing of past Director Paul Quinlan, a bouquet had been sent to the family on behalf of the Commission and Commissioners.

No action was necessary on this report.

Passing of ARELLO Executive Director Debbie Campagnola

Director Lemon explained that the ARELLO Executive Director Debbie Campagnola had recently passed away. He indicated that Deputy Director Hoffman had been asked to serve on a task force, at ARELLO's expense, charged with the hiring of a new CEO for ARELLO.

Deputy Director Hoffman indicated that the passing of Ms. Campagnola was a great loss. She indicated that the Task Force hoped to be interviewing applicants in March. She also reported that current ARELLO staff member Joe McClarey had been named by the Executive Committee as the Interim Director.

No action was necessary on this report.

Future Meeting Dates

February 17-18, 2011 - Staybridge Suites, Lincoln
March 17-18, 2011 - Staybridge Suites, Lincoln
April 21-22, 2011 – Staybridge Suites, Lincoln
May 19-20, 2011 – Staybridge Suites, Lincoln
June 16-17, 2011 - Staybridge Suites, Lincoln

Recesses and Adjournment

At 9:27 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 9:34 a.m.

At 10:55 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 11:08 a.m.

At 11:48 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 11:50 a.m.

At 1:30 p.m., Chairperson Gale declared a recess for lunch, and reconvened the meeting at 2:18 p.m.

Commissioner Ptak was briefly excused from the meeting at 2:51 p.m., and rejoined the meeting at 2:53 p.m.

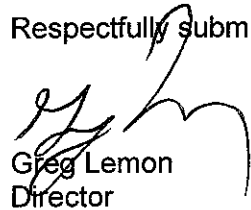
Commissioner Rouch was briefly excused from the meeting at 3:20 p.m., and rejoined the meeting at 3:22 p.m.

At 4:23 p.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 4:35 p.m.

At 5:44 p.m., there being no further business to come before the Commission, a motion was made by Leisey and seconded by Griess that the meeting adjourn. Motion carried with Dover, Grady, Griess, Leisey, Ptak, Rouch and Gale voting aye.

I, Greg Lemon, Director of the Nebraska Real Estate Commission, do hereby certify that the foregoing minutes of the January 20, 2011, meeting of the Nebraska Real Estate Commission were available for inspection on February 3, 2011, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Greg Lemon
Director

Guests Signing the Guest List

Melanie Nunez, Nebraska REALTORS® Association, Lincoln
Tammy Brookhouser, Nebraska REALTORS® Association, Lincoln
Kristen Anderson, Nebraska REALTORS® Association, Lincoln
Jane Moreland, Moreland Realty, Imperial
Nan Mull, Sidney
Ken McMillen, Sidney
Emil Volnek, Lincoln
Julie McManaman, Lincoln
Judy Burford, Omaha
Craig Larabee, Larabee School, Lincoln
Doug Rotthaus, Omaha Area Board of Realtors, Omaha
Paul Vojchegoske, Omaha Area Board of Realtors, Omaha
Kent Rogert, Omaha Area Board of Realtors, Omaha