

**NEBRASKA REAL ESTATE COMMISSION**

January 17, 2013

Staybridge Suites

Staybridge Room

Lincoln, NE

---

**Opening**

Chairperson Gale convened a meeting of the Nebraska Real Estate Commission at 9:00 a.m. on January 17, 2013, 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, with the exception of Commissioner Dover, 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. Greg Barton, Special Assistant Attorney General and Counsel to the Commission, was present for Morrissey 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 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 Ptak and seconded by Freeman to adopt the final agenda as presented. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

**Minutes of November 15, 2012**

The minutes of the Commission meeting held on November 15, 2012, were considered.

After review, a motion was made by Stange and seconded by Rouch to approve the minutes as presented. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover 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 Commission related business. No audience member indicated a desire to come forward.

## **Receipts and Expenditures Reports 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, 2012, was \$905,736.44, which compared to a cash fund balance of \$796,909.01 on November 30, 2011.

The cash fund balance as of December 31, 2012, was \$1,055,335.81, which compared to a cash fund balance of \$1,109,460.31 on December 31, 2011.

Director Lemon also noted that he reviewed the Governor's Budget Recommendations which included the request for pre-license education class development but omitted the request for additional legal fees. He also noted that since no health insurance premiums were collected from employees or agencies for two months in the current fiscal year, the budgeted funds for those health insurance premiums had also been removed from the Recommendation.

After discussion, a motion was made by Freeman and seconded by Avery to file the November and December Receipts and Expenditures Reports for audit. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

## **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. A copy of said report is attached to and made a part of these minutes.

### **Retirement Community Registration - Amendment for Immanuel Village**

Director Lemon presented a specialized registrations report which included the registration of amendment to the retirement community registration for Immanuel Village. A copy of said report is attached to and made a part of these minutes.

### **Campground Registration – Amendment for Thousand Trails**

Director Lemon presented a specialized registrations report which included the registration of amendment to campground registration for Thousand Trails. A copy of said report is attached to and made a part of these minutes

A motion was made by Freeman and seconded by Ptak to approve the amendments to the registrations as presented. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover 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 Ptak and seconded by Rouch to ratify issuance of the licenses as set forth in the report. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

### **Examination Reports – 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.

There was discussion regarding the changes in the examinations report due to the changes in the structural design of administering the examination. There was also discussion regarding the fact that there is no expiration date of pre-license education courses. The Commission asked Deputy Director Hoffman to conduct a survey of other jurisdictions pre-license education course requirements.

After review, a motion was made by Avery and seconded by Rouch to ratify the November and December Examination Reports for the purpose of issuing licenses. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

### **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.

#### **Broker-Approved Training Recognition**

Deputy Director Hoffman presented a Broker-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 Rouch and seconded by Avery to ratify the four reports. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover 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.

No action was necessary on this report.

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

#### **Item A Complaint 2012-021 – Sol Masid vs. Janice Eve Rahmig and Joyce Elaine Maser**

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 Avery and seconded by Rouch that the complaint be dismissed without prejudice. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

#### **Item B Complaint 2012-025**

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 Avery and seconded by Stange that the Director send a letter of admonishment to Seller's Agent addressing the proper handling of the refund of real estate taxes. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

After discussion, a motion was made by Freeman and seconded by Ptak that the complaint be set for hearing on issue two. Motion failed with Freeman and Ptak voting aye, with Avery, Rouch, Stange and Gale voting nay, and with Dover not participating or voting, being absent and excused.

After further discussion, a motion was made by Ptak and seconded by Avery to postpone discussion regarding issue two until the next Commission meeting. Motion failed with Ptak, Avery and Rouch voting aye, with Freeman, Stange and Gale voting nay, and with Dover not participating or voting, being absent and excused.

A motion was made by Ptak and seconded by Freeman to offer the licensee a stipulation and consent offer which would include a censure and a \$200 fine regarding issue two. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Item C** Complaint 2012-027

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 Freeman and seconded by Avery that the complaint be set for hearing against the seller's agent for failing to use a licensed plumber and misrepresentation. After further discussion, the motion was withdrawn by mover and the second.

It was the consensus of the Commission that additional investigation be conducted and be brought back for further discussion.

**Item D** Complaint 2012-032 – Kuldip Sing, Cheema investments Inc. vs. Alison Gail McClellan

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 Freeman and seconded by Gale that the complaint be set for hearing. After further discussion, the motion was withdrawn by the mover and second.

After further discussion, a motion was made by Rouch and seconded by Ptak that the complaint be dismissed without prejudice. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Item E** Complaint 2012-035 – Neil J Vacel vs. Chinwendu Harrison Nwinye

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 Avery and seconded by Rouch that the complaint be dismissed without prejudice. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Item F** Investigative Matter

**Item G** Investigative Matter

**Item I** Investigative Matter

**Item J** Investigative Matter

Deputy Director Mayrose presented investigative reports to the Commission.

After being advised of the results of the investigation and discussion, a motion was made by Freeman and seconded by Rouch that the Commission file complaints on its own motion and set it for hearing on the violations alleged in the four reports. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Item H Investigative Matter**

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

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 Ptak and seconded by Rouch 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 Freeman, Ptak, Rouch, Stange and Gale voting aye, with Avery not participating or voting, having recused himself, thereby nullifying any potential conflict of interest, and with Dover not participating or voting, being absent and excused.

**Item K Investigative Matter**

Deputy Director Mayrose presented an investigative report to the Commission.

There was discussion regarding further investigation.

After further discussion, a motion was made by Stange and seconded by Freeman that the Commission file a complaint on its own motion and set the matter for hearing on the violations alleged in the report and to offer the licensee a stipulation and consent offer which would include a censure and a \$500 fine through the expedited stipulation process. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Item L Complaint 2012-015 - JASON AND MOLLY WEISS VS. LOREN DEDRICK KELLEN**

Deputy Director Mayrose discussed a reconsideration of an investigative report which had been presented to the Commission at a previous meeting.

After being advised of the results of the investigation and discussion, a motion was made by Rouch and seconded by Stange that complaint be dismissed without prejudice and a letter of admonishment be sent to the Respondent. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

**Presentation of Stipulation and Consent Orders**

**Complaint 2012-029,  
Commission vs. Joshua Bryan Bulow**

Deputy Director Mayrose presented a Stipulation and Consent Order in the matter of Complaint 2012-029, Commission vs. Joshua Bryan Bulow. A copy of said Order is attached to and made a part of these minutes.

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

## **Disciplinary Hearings**

### **January 17 – 10:00 a.m. - Complaint 2012-026 – Commission vs. Gloria Angela Allen - Continued**

The Hearing regarding Complaint 2012-026, Commission vs. Gloria Angela Allen was continued until further notice.

### **January 17 – 2:00 p.m. - Complaint 2012-028 – Commission vs. Steven Charles Morrissey, Jr.**

A Hearing was held on January 17, at 2:00 p.m., in the matter of Complaint 2012-028, Commission vs. Steven Charles Morrissey. Greg Barton, Special Assistant Attorney General and Counsel to the Commission, appeared for the Complainant. Respondent Steven Charles Morrissey, Jr. was not present or represented by legal counsel.

After opening statements, Counsels Barton offered twelve Exhibits, all of which were received by Chairperson Gale. Counsel Barton called Terry Mayrose as a witness.

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

The Commission deliberated on the matters adduced at hearing.

A motion was made by Ptak and seconded by Freeman in Complaint 2012-028, that Steven Charles Morrissey, Jr. violated Neb. Rev. Stat. 81-885.24(29) on both counts one and two. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

Chairperson Gale opened the past disciplinary action envelope. It showed no prior disciplinary action against the Respondent.

The Commissioners then discussed the penalty to be assessed.

A motion was made by Freeman and seconded by Avery in Complaint 2012-028, that Steven Charles Morrissey, Jr.'s license be revoked. After discussion, an amendment was accepted by the mover and second to have the revocation be effective immediately. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

Chairperson Gale directed Counsel Barton to prepare the Order.

Chairperson Gale stated for the record that the costs incurred for the court reporter and any witness fees would be billed to the Respondent, as provided for in 305 NAC Chapter 4, that a statement of such costs be included in the order, and that the Respondent would have thirty days from the date of the Order to reimburse the Commission for said costs.

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

The Hearing was adjourned at 2:55 p.m.

## **Informal Special Appearances**

### **Matthew Nyal Garner, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Garner's special appearance; a letter of explanation from Mr. Garner; character reference letters for Mr. Garner; Mr. Garner'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. Garner was present.

Chairperson Gale reviewed the procedure for informal special appearances.

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

After discussion, a motion was made by Stange and seconded by Avery to allow Mr. Garner to sit for the salesperson examination after making proper application and to have a license issued upon passing.

After further discussion, an amendment was offered by Commissioner Ptak to require Mr. Garner to notify any anticipated employing broker of the criminal convictions and the circumstances of the convictions and said broker shall confirm said notification in writing to the Commission prior to the license being placed with said broker. Mr. Garner must also notify the Commission staff of any criminal charge, except those charges where there is no possible sentence of jail time for a period of two years. The amendment was accepted by the mover and the second.

Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

### **Anthony Thomas Acome, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Acome's special appearance; a statement of explanation from Mr. Acome; character reference letters for Mr. Acome; Mr. Acome'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. Acome was present.

Chairperson Gale reviewed the procedure for informal special appearances.

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

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

### **Kyle Christian Fagan, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Fagan's special appearance; a letter of explanation from Mr. Fagan; character reference letters for Mr. Fagan; Mr. Fagan'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. Fagan was present.

Chairperson Gale reviewed the procedure for informal special appearances.

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



After discussion, a motion was made by Rouch and seconded by Avery to allow Mr. Fagan to sit for the salesperson examination after making proper application and to have a license issued upon passing. Mr. Fagan must notify any anticipated employing broker of the criminal convictions and the circumstances of the convictions and said broker shall confirm said notification in writing to the Commission prior to the license being placed with said broker. Mr. Fagan must also notify the Commission staff of any criminal charge, except those charges where there is no possible sentence of jail time for a period of two years. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, and with Dover not participating or voting, being absent and excused.

#### **Julie Filipi, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Ms. Filipi's special appearance; letter of explanation from Ms. Filipi; character reference letters for Ms. Filipi; Ms. Filipi's criminal history report; and her salesperson application form. A copy of said exhibit is attached to and made a part of these minutes. Ms. Filipi was present.

Chairperson Gale reviewed the procedure for informal special appearances.

Ms. Filipi explained the situations regarding her past criminal history.

A motion was made by Avery and seconded by Gale that Ms. Filipi not be allowed to sit for the salesperson examination at this time. Motion carried with Avery, Ptak, Rouch, Stange and Gale voting aye, with Freeman voting nay, and with Dover not participating or voting, being absent and excused.

#### **Mark Edward Mora, Salesperson Applicant**

Director Lemon presented exhibits which included: correspondence regarding Mr. Mora's special appearance; a letter of explanation from Mr. Mora; character reference letters for Mr. Mora; Mr. Mora's resume; a picture of Mr. Mora receiving an award from the Governor; Mr. Mora'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. Mora was present.

Chairperson Gale reviewed the procedure for informal special appearances.

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

After discussion, a motion was made by Rouch and seconded by Freeman to allow Mr. Mora to sit for the salesperson examination after making proper application and to have a license issued upon passing. Motion carried with Avery, Freeman, Ptak, Rouch, and Gale voting aye, and with Dover and Stange not participating or voting, being absent and excused.

#### **2012-2013 Objectives – Quarterly Report**

Director Lemon presented an exhibit regarding the proposed 2012-2013 objectives of the Commission. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon explained progress on each item on the objectives exhibits.

No action was necessary on this report.

### **Review and Approval of Travel to 2013 Regularly Attended Meetings**

Deputy Director Hoffman presented an exhibit regarding the estimated costs of Commissioners and staff participating in regularly-attended meetings in 2013. A copy of said exhibit is attached to and made a part of these minutes.

After discussion, a motion was made by Avery and seconded by Rouch to approve the reimbursement of expenditures for Commissioners and staff who attend the meetings set forth in the exhibit. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

### **Annual Review and Approval of Procedures and Cycle for Trust Account Examinations**

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 Ptak and seconded by Freeman to approve the exhibit as presented. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

### **Consider Approval of Special Assistant Attorneys General 2013 Fee Schedule**

Director Lemon presented an exhibit of the proposed hourly rate schedule for the special assistant attorneys general to become effective January 1, 2013. 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.

After discussion, a motion was made by Ptak and seconded by Rouch to approve the hourly rate schedule as presented effective January 1, 2013.

After discussion an amendment was offered to include that the Commission endorsed the appointments of the Special Assistant Attorneys General, which was accepted by the mover and the second.

Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused

### **Draft of First Substantial Contact Policy and Interpretation**

Director Lemon presented a draft of the first substantial contact policy and interpretation. A copy of said exhibit is attached to and made a part of these minutes. Joe Gehrki, with the Nebraska REALTORS Association, was present for the discussion.

Mr. Gehrki indicated that he had the opportunity to discuss the proposed policy with the Nebraska REALTORS Association's Board of Directors which agreed with approved to the policy.

Commissioner Ptak, who served as Chairman of the subcommittee, explained that Commissioner Freeman deserved credit for his hard work to develop the plan into the policy. He also noted that he had been pleased with the collegiality between the Commission and the Nebraska REALTORS Association. The Commissioners concurred with Commissioner Ptak's comments.

There was discussion regarding the clarification of the policy and since the policy does not replace the law, it will provide licensees guidance and conduct.

After discussion, a motion was made by Ptak and seconded by Stange to approve and adopt the policy and interpretation as presented. Motion carried with Avery, Freeman, Ptak, Rouch, Stange and Gale voting aye, with Dover not participating or voting, being absent and excused.

### **Legislative Matters**

**LB 13** - Director Lemon reported that this bill was relating to the requirement of radon resistant construction and radon mitigation statement for residential construction and create a building codes task force. Director Lemon noted that he would continue to monitor this bill.

**LB 72** - Director Lemon reported that this bill was relating to extending the authorization for interest-bearing trust accounts. Joe Gehrki, with the Nebraska REALTORS Association noted that there had been a change to the bill prior to introduction which was to only allow for an extension of the authorization for three years rather than eliminating the sunset provision. Director Lemon noted that he would continue to monitor this bill.

**LB 289** – Director Lemon reported that this bill was relating to commercial broker liens. There was discussion regarding impact of this bill to the licensees in Nebraska. Director Lemon noted that since the Commission does not have regulatory authority over compensation, he would monitor the bill and provide updates as necessary.

No action was necessary with regard to these matters.

### **Information Matters**

#### **ARELLO Mid-Year Meeting – Scottsdale, Arizona – April 10-13, 2013**

Director Lemon explained that the deadline for registration is March 19, 2013, and asked which Commissioners were planning on attending the conference.

No action was necessary on this report.

### **Future Meeting Dates**

February 21-22, 2013- Staybridge Suites, Lincoln

March 21-22, 2013- Staybridge Suites, Lincoln

April 18, 2013- Staybridge Suites, Lincoln

May 16-17, 2013- Staybridge Suites, Lincoln

June 20-21, 2013- Staybridge Suites, Lincoln

### **Recesses and Adjournment**

At 10:00 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 10:30 a.m.

At 12:25 p.m., Chairperson Gale declared a recess for lunch, and reconvened the meeting at 1:55 p.m.

At 2:55 p.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 3:15 p.m.  
Commissioner Stange was excused from the meeting at 4:30 p.m.

At 4:45 p.m., there being no further business to come before the Commission, a motion was made by Freeman and seconded by Ptak that the meeting adjourn. Motion carried with Avery, Freeman, Ptak, Rouch and Gale voting aye, with Dover and Stange 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 January 17, 2013, meeting of the Nebraska Real Estate Commission were available for inspection on January 25, 2013, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,



Greg Lemon  
Director

**Guests Signing the Guest List**

Bryan Fraser, CBSHOME Real Estate, Omaha  
Kristen Anderson, Nebraska REALTORS® Association, Lincoln