

NEBRASKA REAL ESTATE COMMISSION

September 29, 2016

Staybridge Suites

Staybridge Room

Lincoln, NE

Opening

Chairperson Gale convened a meeting of the Nebraska Real Estate Commission at 9:05 a.m. on September 29, 2016, 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 Alane Roubal, Deputy Director for Enforcement Duran Cell, and Deputy Director for Licensing Monica Rut.

Swearing-In Ceremony- Commissioner Sharon Kay Bourne

Chairperson Gale conducted a swearing-in ceremony for recently appointed Commissioner Sharon Kay Bourne.

Director Lemon presented her with her Commission pin, and Chairperson Gale and the other Commissioners welcomed Commissioner Bourne to the Commission.

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 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 Titus and seconded by Alloway to adopt the final agenda as presented. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Minutes of August 18, 2016

The minutes of the Commission meeting held on August 18, 2016, were considered.

After review, a motion was made by Stange and seconded by Dover to approve the minutes as presented. Motion carried with Alloway, Dover, Freeman, Stange, Titus and Gale voting aye, and with Bourne not voting having not been in attendance at the August Meeting.

Public Comment

Chairperson Gale asked the members of the audience if anyone wished to come forward to provide public comment on Commission related business.

Troy Bird, a Lincoln attorney, expressed concern regarding the Commission's complaint process. He felt that some may use the process to intimidate licensees which is an inappropriate use of the complaint process. There was discussion that misuse of the Commission's complaint process will be monitored and complaint criteria reviewed if it appears to be an issue.

Director Lemon introduced Jenny Schabert, the new Finance officer at the Commission office. The Commissioners welcomed Ms. Schabert to the Commission staff.

Receipts and Expenditures Report for August

Director Lemon presented the Receipts and Expenditures Report for August. 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 August 31, 2016, was \$1,430,788.50, which compared to a cash fund balance of \$1,005,507.23 on August 31, 2015.

After discussion, a motion was made by Freeman and seconded by Stange to file the August Receipts and Expenditures Report for audit. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Specialized Registrations

Time-Share Registration - Amendment for Marriott Vacation Club Destinations

Director Lemon presented a specialized registration report which included the registration of amendment to the time-share registration for Marriott Vacation Club Destinations. A copy of said report is attached to and made a part of these minutes.

A motion was made by Freeman and seconded by Dover to approve the amendment to the registration as presented. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

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

Deputy Director Rut presented for ratification the Nonresident Licenses and Resident Licenses Issued to Persons Holding Licenses in Other Jurisdictions Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Freeman and seconded by Alloway to ratify issuance of the licenses as set forth in the report. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Examination Report - August

Deputy Director Roubal presented for ratification the August Examination Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Alloway and seconded by Stange to ratify the August Examination Report for the purpose of issuing licenses. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Examination Passing Roster

Deputy Director Roubal presented the Examination Passing Roster, a copy of which is attached to and made a part of these minutes.

No action was necessary on this report.

Real Estate Education Matters

Pre-License Education Provider/Course Approval

Deputy Director Roubal presented for ratification the Pre-License Education Provider/Course Approval Report, a copy of which is attached to and made a part of these minutes.

Pre-License Education Instructor Approval

Deputy Director Roubal 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 Provider/Activity Approval

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

Continuing Education Activity Significant Change

Deputy Director Roubal presented for ratification the Continuing Education Activity Significant Change Report, a copy of which is attached to and made a part of these minutes.

Continuing Education Instructor Approval

Deputy Director Roubal 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 Provider/Activity

Deputy Director Roubal presented a Broker-Approved Training Recognition Provider/Activity Report, a copy of which is attached to and made a part of these minutes.

After review, a motion was made by Freeman and seconded by Alloway to ratify the six reports. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Review of Quarterly School Reports

Deputy Director Roubal presented the Quarterly School Report, a copy of which is attached to and made a part of these minutes.

Deputy Director Roubal explained the contents in the report, which provides real estate examination pass rates and average scores by school. She further explained her concerns with the lack of improvements made by the providers who have been provided with the results. Deputy Director Roubal requested that future reports provide the names of the providers which would allow the Commission, licensees and potential students the access to the information to make informed decisions when using the providers.

There was discussion regarding the consistency and validity of the quarterly report. There was concern that since the Commission does not regulate test prep courses that it may have an impact on the passing rate as shown on the report.

Deputy Director Roubal indicated that the license exam results by school have been holding steady over the time they have been tracked and are not changing.. She indicated that many providers are not addressing all of the categories shown on the report and did not feel the passing rate was directly related to bad instruction but would like them to target the testing areas and at the Commission's instructor development workshop, she intends to assist them in fine tuning these areas.

A motion was made by Freeman and seconded by Dover to publish future quarterly reports reflecting the school names.

Motion carried with Bourne, Dover, Freeman, Stange and Titus voting aye, with Alloway voting nay, and with Gale abstaining.

Pending Sworn Complaints and Investigative Matters

Deputy Director Cell 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 2015-019 – Greg Wayman vs. Lisa Renee Ritter, Tracey L. Faust, Kristen R. Haddix and Elizabeth T. Lube

Deputy Director Cell 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 Alloway and seconded by Dover that the compliant be dismissed without prejudice. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Item B Complaint 2015-022 – Greg Wayman vs. Rick Martin Isenberg

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

Deputy Director Cell 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 Titus and seconded by Freeman that the complaint be dismissed without prejudice. Motion carried with Bourne, Dover, Freeman, Stange, Titus and Gale voting aye, with Alloway not participating or voting, having recused himself, thereby nullifying any potential conflict of interest.

Item C Complaint 2015-023

Deputy Director Cell 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 Stange that the complaint be set for hearing per Staff recommendation. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Item D Complaint 2015-024 – Lee & Bobbie Felhaus vs. Jay D. Nitz

Deputy Director Cell 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 Dover that the complaint be dismissed without prejudice. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Item E Complaint 2015-029 – Greg Wayman vs. Aubrey Marie Hess

Deputy Director Cell 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 Stange and seconded by Titus that the complaint be dismissed without prejudice. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Item F Complaint 2015-035 – Greg Wayman vs. Michelle Lee Hiers

Deputy Director Cell 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 Titus that the complaint be set for hearing. The motion died for lack of a second.

A motion was made by Bourne and seconded by Freeman that the complaint be dismissed without prejudice. Motion carried with Alloway, Bourne, Dover, Freeman, Stange and Gale voting aye and with Titus voting nay.

Presentation of Stipulation and Consent Orders

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

Disciplinary Hearings

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

Informal Special Appearances

John Louis Kalogeras, Salesperson Applicant

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

Chairperson Gale reviewed the procedure for informal special appearances.

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

After discussion, a motion was made by Alloway and seconded by Stange to allow Mr. Kalogeras to sit for the salesperson examination after making proper application and to have a license issued upon passing. Mr. Kalogeras 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. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Jillian Leigh Link, Salesperson Applicant

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

Chairperson Gale reviewed the procedure for informal special appearances.

Ms. Link explained the situations regarding his past criminal history.

After discussion, a motion was made by Alloway and seconded by Stange to allow Ms. Link to sit for the salesperson examination after making proper application and to have a license issued upon passing. Ms. Link 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. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Benjamin Joseph Lambrecht, Salesperson Applicant

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

Chairperson Gale reviewed the procedure for informal special appearances.

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

After discussion, a motion was made by Freeman and seconded by Alloway to allow Mr. Lambrecht to sit for the salesperson examination after making proper application and to have a license issued upon passing. Mr. Lambrecht 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. Lambrecht 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 three years. Motion carried with Alloway, Dover, Freeman and Stange voting aye, with Bourne, Titus and Gale voting nay.

Alejandro Sandoval Hernandez, Salesperson Applicant

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

Chairperson Gale reviewed the procedure for informal special appearances.

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

After discussion, a motion was made by Stange and seconded by Titus to allow Mr. Hernandez to sit for the salesperson examination after making proper application and to have a license issued upon passing. Mr. Hernandez 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. Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

Discussion of the Scope of 81-885.24(14)(15) Exclusive Agency and Client Contact

Director Lemon presented the interpretation of Neb. Rev. Stat. §§81-885.24 (14) and (15). A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon explained the statute and the interpretation as it related to listings or sales and encouraged discussion of the scope of this statute and the applicability of provisions relating to property management or other agency agreements.

There was discussion regarding the statute and possible revisions to also encompass the commercial aspects of real estate. Many scenarios were discussed to identify the relationships and the potential compromises by not protecting lease and property management agreements.

There was discussion regarding the protection provided in this statute being too narrowly focused and felt that the statute should be broadened. Director Lemon suggested changing the statute or allowing Legal Counsel for the Commission to review the interpretation and agency agreements which may need to be encompassed in such change.

It was the consensus of the Commission that Director Lemon have Statute 81-885.24 (14) and (15) reviewed by legal counsel for to determine if the language in the law allows for a broader interpretation and application than the interpretation currently adopted by the Commission.

Review Draft LB678 "Teams Bill" Regulations

Director Lemon presented proposed regulations relating to the implementation of LB678, the real estate teams bill. A copy of said exhibit is attached to and made a part of these minutes.

Director Lemon indicated that the exhibit provides information and the areas which need to be reviewed by the Commission. He indicated that the subcategories of team regulation could be discussed separately if desired.

There was discussion regarding advertising. The Commissioners discussed proximity of the team name to the broker name being important so as not confuse the public. The Commission also discussed footprints, percentages, font size, connection of names and the multiple types of advertising. They discussed and reviewed examples of team advertising and the appropriate way to advertise.

Commissioner Alloway offered suggested language to the proposed advertising rule to require that the broker's name must be similar in size and dimension or similar size to the team name, and generally contiguous with the team name. There was discussion that the word "generally" be eliminated.

A motion was made by Bourne that the broker's name must be similar in size and dimension or similar size and contiguous to the team name. The motion died for a lack of a second.

Director Lemon reviewed the options discussed and indicated that he would provide proposed changes at a future meeting.

The Commission discussed the next subsection which was team name and reviewed the proposed language located in Title 299, Chapter 2, 003.07 of the exhibit. It was discussed that the proposed change prohibit team members from advertising as individuals operating apart from the team.

The Commission then discussed the names allowed to be used by teams. There was discussion that in addition to team and group, that teams also be allowed to use realty, real estate, and realtors. The Commission considered adding corporation, Inc., LLC, etc in addition to the word company to the list of words not allowed to be used in team names. There was additional discussion regarding the teams that are currently using names that were discussed on the not allowed list, and that there be consideration to a transition period for bringing noncompliant names into compliance.

At 12:24 p.m., Chairperson Gale declared a recess of this matter in order for the Commission to take lunch and additional Agenda items to take place. The discussion regarding this Agenda item reconvened at 3:08 p.m.

The Commission continued to discuss team names and requested that Director Lemon contact the jurisdictions in the samples provided in this exhibit to discuss the reason why realty, real estate and realtors were not allowed in team names. Director Lemon indicated that after discussing the name with the various jurisdictions, he would provide several samples of proposed regulations.

It was the consensus of the Commission to draft proposed rules and regulations that include 003.07 as discussed but moving 003.07c to 003.08a in the section relating to names and show the names that can and cannot be used similar to the Colorado example provided in the exhibit.

The Commission then discussed the proposed changes as shown in the exhibit for Title 299, Chapter 2, 014. There was discussion regarding the time frame for obtaining a new member, requiring a succession plan be on file with the Commission office and the individual name being used in a team name or commission received if a team member when placed on a suspended status.

Commissioner Freeman suggested that the word forthwith be added in 014 to explain that a team or group must forthwith designate a new leader. It was also suggested that a new sentence be added to 014 that if a team or group leader has a license which is suspended that the leader may not function as a team leader while under suspension. Director Lemon indicated that if a team name included the individual under suspension, a new name should also be assigned.

The Commission then discussed the subcategory of record keeping as shown in Title 299, Chapter 3 in the exhibit. Director Lemon indicated that the proposed language is consistent with the industry standard.

Commissioner Stange indicated that he did not feel the proposed language properly specify a retention period for the lease contracts. He explained that lease documents can be five to ten years until the contract is consummated and the proposed language should include "through its natural termination".

After discussion, a motion was made by Alloway and seconded by Dover that the language proposed in Title 299, Chapter 3, 001 be approved with the following change to 001.03 "...after the agreement is terminated, expires or ends through breach or default."

Director Lemon offered an amendment to the pending motion that Title 299, Chapter 3 be a standalone regulation which would allow him to move forward and prepare a draft for a rule hearing. The amendment was accepted by the mover and the second.

Motion carried with Alloway, Bourne, Dover, Freeman, Stange, Titus and Gale voting aye.

The Commission then discussed the proposed changes to Title 299, Chapter 7, 001. The Commission discussed clarifying the continuing education requirement. They also discussed the course availability and that the course content is currently not approved by the Commission office.

After further discussion, it was the consensus of the Commission that the proposed changes to

Title 299, Chapter 7, 001 include that the requirement also include designated brokers and that the education be met every four years, and a draft be prepared by Director Lemon to be brought before the Commission at a future meeting.

The Commission then discussed the team disclosure subcategory. Director Lemon reviewed the drafts of sample listing agreements which included a chain of command statement on the back of the disclosure statement.

After further discussion it was the consensus of the Commission that Director Lemon provide a draft of the team disclosure form that has a separate line for each of the team members on the listing agreement and to also add limited buyers and sellers agent in two columns on this form.

The Commission discussed the proposed changes to Title 299, Chapter 5, 003.28 as provided in the exhibit. They discussed that the proposed law would be in addition to or in lieu of the team disclosure form. There was discussion regarding public disclosure and the perception that the entire team represents one person.

It was the consensus of the Commission that Director Lemon remove the proposed change to Title 299, Chapter 5, 003.28 and require the disclosure form in lieu of the regulatory changes

Implementation of Amendments to Title 299, Ch. 7, Property Management Continuing Education

Director Lemon explained the implementation of property management continuing education would begin with the 2017-2018 renewals to coincide with the next continuing education cycle. He noted that a question relating to property management had been added to the renewal forms and to the license issuance forms. He also explained that those offering property management services would not have a separate designation, they would just be noted in the Commission's database.

There was discussion regarding the property management courses which are available and would qualify to meet this requirement. Deputy Director Roubal indicated that a list would be provided to the Commission prior to implementation.

No action was necessary on this report.

Update on Criminal Background Checks

Director Lemon explained the background report process and the expressed concerns regarding the delays and dissatisfaction from the industry and the applicants. He indicated that during an FBI audit, it was brought to his attention that the Nebraska State Patrol researches the reports where all information related to a charge or arrest is not listed. He felt that the information provided to the Commission is more complete than originally thought and felt that the additional information they provide on the reports provides some explanation for the delayed delivery of the background reports.

There was discussion regarding the effects of the lengthy processing time and the potential effects it has on the passing rate for applicants.

After discussion, the Commission determined by consensus that the Director continue to research this issue.

Nebraska Real Estate Commission Legislation 2017

Director Lemon indicated that at a previous meeting he was directed to explore the proposed changes as shown on the following exhibits.

Allow Electronic Verification of Non-Resident Licensure

Director Lemon presented an exhibit of the proposed legislation to allow electronic verification of Non-Resident Licensure. A copy of said exhibit is attached to and made a part of these Minutes.

Director Lemon explained that many jurisdictions no longer provide license verifications in paper form, and the proposed changes would allow for such circumstances.

Allow Issuance and Verification of Licensure of Electronic Means

Director Lemon presented an exhibit of the proposed legislation to allow issuance and verification of licensure of electronic means. A copy of said exhibit is attached to and made a part of these Minutes.

Director Lemon explained that the proposed changes would allow for the elimination of wall licenses and verify licensure by the licensees and public via electronic means.

After discussion, it was the consensus of the Commission to also remove the language relating to branch office licenses.

Provide Exemption to Broker Trust Account Requirement, Make Advance Collection of Fees an Unfair Trade Practice

Director Lemon presented an exhibit of the proposed legislation to provide exemption to broker trust account requirement, make advance collection of fees an unfair trade practice. A copy of said exhibit is attached to and made a part of these Minutes.

Director Lemon explained the trust account issues relating to the first provision change which would allow the Commission to adopt rules for exemptions of trust accounts. The second provision related to the advanced payment of fees and the proposed change to move the language from the trust account manual into the unfair trade statutes.

There was discussion regarding the language of the second provision. It was the consensus of the Commission that Director Lemon incorporate the discussed changes and present such changes at a future meeting.

Information Matters

ARELLO Annual Meeting - September 21-25, 2016 - Vancouver, BC, Canada – Report of Attendees

Director Lemon noted that Commissioners Stange and Gale, and Deputy Director Rut and he attended the ARELLO Annual Meeting.

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

No action was necessary on this report.

Future Meeting Dates

October 27-28, 2016– Staybridge Suites, Lincoln
November 17-18, 2016 – Staybridge Suites, Lincoln
January 19-20, 2016 – Staybridge Suites, Lincoln
February 16-17, 2016 – Staybridge Suites, Lincoln
March 16-17, 2016 – Staybridge Suites, Lincoln
April 20, 2016 - Staybridge Suites, Lincoln

Recesses and Adjournment

At 10:29 a.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 10:42 a.m.

At 12:24 p.m., Chairperson Gale declared a recess for lunch, and reconvened the meeting at 1:15 p.m.

At 2:25 p.m., Chairperson Gale declared a brief recess, and reconvened the meeting at 2:37 p.m.

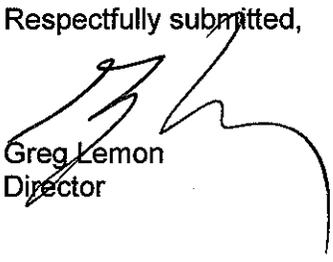
Commissioner Alloway was excused from the meeting at 3:45 p.m.

Commissioner Titus was excused from the meeting at 4:17 p.m.

At 4:46 p.m., there being no further business to come before the Commission, a motion was made by Freeman and seconded by Dover that the meeting adjourn. Motion carried with Bourne, Dover, Freeman, Stange and Gale voting aye, with Alloway and Titus 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 September 29, 2016, meeting of the Nebraska Real Estate Commission were available for inspection on October 5, 2016, in compliance with Section 84-1413(5) R.R.S. 1943, of Nebraska.

Respectfully submitted,


Greg Lemon
Director

Guests Signing the Guest List

Alex Heyen, Heyen Real Estate, Omaha
Trudy Meyer, CBSHOME Real Estate, Omaha
Richard Meyer, Omaha
Troy Bird, Lincoln
Carrie Bourne, North Platte
Suzette Tatman, North Platte
Michelle Faulkner, Omaha
Beth Lube, Remax Real Estate Group, Omaha
Allison Bentley, Lincoln
Jeff Hebb, Nebraska REALTORS⁷ Association, Lincoln
Pam Bourne, Omaha
Aria Meyer, Woods Bros, Lincoln

