

Minutes of January 23, 1958 Meeting
of the
REAL ESTATE LICENSE COMMISSION
Territory of Hawaii

The regular meeting of the Real Estate License Commission was called to order by Chairman Magoon at 9:00 a.m., office of the Commission, Rooms 109 and 121, Honolulu Armory, Honolulu, Hawaii.

Present were: Eaton H. Magoon, Chairman
Hirotoshi Yamamoto, Member
Aaron M. Chaney, Member
Robt E. Bekeart, Executive Secretary

ORDER OF BUSINESS

Request to Open Branch Office

A routine request by A. D. Castro & Company, Ltd. to open a branch office on the ground floor of Pali Palms Hotel, Kailua, Oahu, was granted unanimous approval by the Commission.

Late Application for February Examination

The late application of Albert Kawashige was presented for consideration on appeal of his sponsoring broker, George Hasegawa. Mr. Hasegawa was ill and was unable to sign the application before the filing deadline date. Mr. Magoon and Mr. Yamamoto voted to accept the application for the coming examination. Mr. Chaney voted "No".

Late applications from one broker and two salesmen with postmark date of January 15, 1958 (deadline date) were unanimously approved for acceptance.

It was further ruled officially for future guidance that hereafter all applications postmarked on the deadline date will be acceptable as valid.

Reinstatement Requests

Upon the recommendation of the Executive Secretary, unanimous approval for reinstatement of licensure to the following petitioners was granted:

Salesmen: Jack E. Conley
Robert Seichi Kaneshiro
Rosalie W. Loomis
Dai Woon Sur
Johnson Wong
Henry Kui Seong Yap
Adele K. Ostrem
Masakatsu Kutaka

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Brokers: Leighton Sui Chow Louis
Security Finance Co., Ltd
Sanford Parker

Military Personnel Housing Service

A discussion was held to determine whether establishing a central clearing house of information on housing for military personnel through a local representative of the Military Personnel Housing Service was in compliance with our law (see attached correspondence).

Executive Secretary was directed to reply to Military Personnel Housing Service that was officially ruled by this Commission at today's meeting that their proposed operation does not meet the requirements of the Territorial licensing statute, which supports in full the Executive Secretary's communication of December 17, 1957.

Problem of Late Bonds

There seems to exist some misinterpretation of our bonding law that as long as the principal broker is bonded, the corporation he represents need not be bonded. The members unanimously recommended that the Commission should continue to accept late bonds as a result of their misunderstanding.

Late Renewals

The Commission has received late renewal checks from 20 licensees. It was unanimously recommended that the checks be returned and that they be requested to comply with the law by petitioning the Commission for reinstatement and a check accompanying to cover the reinstatement fee of \$25.00.

Case of Kaneo Kishimoto

Since the last informal appearance of Mr. Kishimoto before the Commission on January 10, 1958, notification has been received that Mr. Kinji Kanagawa has been retained as Mr. Kishimoto's counsel.

The Executive Secretary was directed to inform Mr. Kishimoto in writing that he is requested to appear before the Commission with counsel for a formal hearing on Wednesday, January 29, 1958, at 8:30 a.m. The letter should cite the charges as required under Sec. 170-13 (Hearings).

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Personnel Staffing

Appointment of Hannah Furuta, sole applicant for the position of Commission's secretary, replacing Elaine Kakutani, effective January 27, 1958, was moved for approval by Mr. Chaney, seconded by Mr. Yamamoto and unanimously carried.

The extension of Mr. Tadao Kaneko's contractual services was discussed. The Commission would like him to continue his research on the improvement and better management of the office procedures and operations.

Lorraine Hookani is presently on a temporary appointment as Typist II. It was felt advisable that this position be made a permanent part of our personnel structure.

The filling of the vacancy of Investigator I on or about January 15, 1958 was approved unanimously by the members.

Enforcement

Chairman Magoon stated that he is "just not satisfied" with the present investigations conducted by the Commission. This Commission has been granted certain powers to carry out its duties and responsibilities and one of them is conducting investigations. We're derelict in performing our responsibilities if we cannot continue to conduct proper investigations so that the general public will be protected in its real estate transactions from unscrupulous operators. At the present time we are not giving adequate service to the public.

The Chairman moved that the present status of the Commission requires more than one investigator, that Mr. Bekeart, Executive Secretary, be instructed to use his personal car to conduct investigations on all the oral complaints the Commission has been receiving, and that he be compensated each month as "additional services" in the amount of \$150.00. Motion was seconded by Mr. Yamamoto and unanimously carried.

Equipment Replacement Program

Unanimous approval was granted for the immediate purchase of the following office equipment:

- Two IBM Electric Typewriters
- One Desk with a petty cash drawer installed in desk (the present clerk's desk cannot be locked)

A desk for the Executive Secretary will be considered at a later date.

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Facility Study

The members granted permission to Executive Secretary to research and inquire on a more suitable office space for the Commission at no additional cost. Mr. Wachter, Director of Public Works, has already been contacted. The basement of the Bureau of Conveyances Building may be a possibility.

Organization Budget

The estimated balance as of January 31, 1958 is \$26,563.00.

Briefly, anticipated revenue from prospective licensees is conservatively estimated at \$12,500 to \$13,000 (3 examinations per year). This does not include renewal fees at the end of the year, reissuances and reinstatement fees.

The anticipated expenditures for salaries of employees, including the new help, was roughly estimated at \$24,000. Major consideration was given to expenses for attendance of NALLO convention by three members and also neighbor island trips.

Adjournment

Meeting adjourned at 12:00 noon.

Respectfully submitted,



Robt E. Bekeart
Executive Secretary