

MINUTES OF MEETING OF APRIL 22, 1958

A regular meeting of the Real Estate License Commission was called to order on Tuesday, April 22, 1958, at 11:00 A.M., at the Commission Office, Honolulu Armory.

Present were: Mr. Aaron M. Chaney, Commissioner
Mr. H. Yamamoto,
Mr. Robt E. Bekeart, Executive Secretary
Mr. Eaton H. Magoon, Chairman, absent on business

ORDER OF BUSINESS

I. Requests for reinstatement

The following requests for reinstatement were approved:

Hung Chin Ching (s)	Kenji Ohye (s)
Samuel L.S. Chun (s)	Deane Nelson Shephard (s)
George J. Scheuermann (s)	Jack K. Taniyama (s)
Blanche E. Leclere (s)	Thelma Toshiko Abo (s)
Albert Rego (s)	Thomas Y. Tsuzuki (b)
	E. Paul Simpson (s)

II. Request of Mr. John Hamilton

The Commission decided to grant Mr. John Hamilton the opportunity to retake a portion of examination which thru an administrative error was not in his salesman's test booklet on February 15, 1958, and if he were to qualify the staff issue him a license without referring the matter to the Commission for further action.

III. Report on request of Mrs. Estella Collins

Mr. Bekeart reported on the action taken by Mr. Henry Shigekane, Deputy Attorney General, on the request of Mrs. Collins to sell desert properties in California and Arizona. Said action was approved by the Commission.

IV. Fred Blanco, Realtor, prospectus on selling Arizumi holdings in Palmdale-Lancaster, California

The Commission voted to allow Mr. Blanco to serve as agent for Hawaii resident in offering to sell properties in California. Mr. Bekeart reported on the prospectus the licensee would use to sell the California properties of local resident Robert Arizumi. All sections of the statute were being complied with and it was acknowledged that this was a different approach than that proposed by Mr. MOSCOSO representing Alpine Land & Investment Co. of Lancaster-Palmdale, California.

V. Transacting working interests of oil and gas leases on the mainland

Mr. Bekeart reported that the sale of fractional interestes in oil and gas leases are to be licensed by the Treasurer, Territory of Hawaii, as security dealers and/or salesmen. This was based on oral expression of Mr. Shigekane when speaking to our request for an opinion on the Myron Buttram prospectus.

VI. Square Inch Sale of Hawaii Land

On the proposed sale of fractional interests in a parcel of property on the Island of Hawaii, the Commission felt that while the Bureau of Conveyances should not have recorded a test deed, the sale of these fractional interests should be discouraged because of the fact that title ownership would be confused, Territorial Tax Office will have an extremely difficult job in billing and collecting real property taxes, and that the sale of practional interests in property was a general nuisance and a lure to tourists. The Executive Secretary was directed to write to the Hawaii Planning and Traffic Commission for further facts on the matter and report to the Commission at its next meeting.

VII. Discussion on Hawaii Technical Institute

The Commission to abstain from recommending a real estate curriculum for the newly founded Hawaii Technical Institute.

VIII. Discussion on Pan Pacific Conference

In a discussion held regarding the Pan Pacific Conference it was decided that the members of the Commission and the Executive Secretary meet with the Governor concerning the possibility of securing the services of H. Bemis Lawrence to conduct an administrative and enforcement study of the Commission's required legal functions.

IX. Dates for second examinations of 1958

Date for second Salesman examination has been set for June 14 and Brokers examination for June 18 on all islands.

X. Hiring of Investigator I

The filling of Investigator I position was encouraged by the Commission and the Executive Secretary was directed to interview prospects and make recommendation at the next meeting for final selection of applicant.

XI. Administrator's contribution to May issue of HAWAIIAN REALTOR

The Commission felt that the Executive Secretary, on behalf of the Real Estate Commission, should send a letter of commendation to the Honolulu Realty Board for their May issue of the "Hawaiian Realtor."

XII. Report on new filing material
Report on records disposal and retention

Further status report concerning new filing material was made and approved.

No further action was taken on records disposal pending Mr. Magoon being able to be present at the meeting.

XIII. Purchase of new desk and extension platform

The Commission approved the painting and refinishing of Mr. Bekeart's desk to match other furniture. Action on acquisition of other new furniture and equipment was deferred until Mr. Magoon was able to attend a full Commission meeting.

XIV. Financial report as as 4/22/58

Balance, 3/31/58	\$21,419.59
Collections 4/1-22	<u>385.00</u>
	21,804.59
Less:	
Current expenses	301.47
Payroll	1,418.57
REB car allow and add. comp.	150.52
Spec. Fund Assess. qtr 3/31/58	<u>1,127.05</u>
Balance as at Apr. 22, 1958	<u>\$18,806.98</u>

Respectfully submitted,

Aaron M. Chaney, Member