

MINUTES OF MEETING OF SEPTEMBER 5, 1958

A regular meeting of the Real Estate License Commission was called to order on Friday, September 5, 1958 at 9:00 A.M., at the Commission office at Honolulu Armory.

Present were: Mr. Eaton H. Magoon, Chairman
Mr. Aaron M. Chaney, Member
Mr. H. Yamamoto, Member
Mr. Robt E. Bekeart, Exec. Secretary
Mr. Dick H. Okaji, Investigator

ORDER OF BUSINESS

I. Minutes of Previous Meeting

Minutes of the August 8, 1958 meeting and monthly report for month of August 1958 were approved and accepted.

II. Reinstatement Requests

Sheong Hee (b) - approved
Jean Matsuo Craig (b) - approved
Richard Lo (b) - approved

James Earl McPeak (s) - withheld pending receipt of letter from proposed employing broker. Upon receipt of this notice to employ, reinstatement to be officially approved and effected.

III. Request for Partnership License

The partnership of "American Housing" with Elmer C. Jenkins as principal broker was granted a license.

IV. Proposed Renovation of RELCO Offices

The estimate of the Department of Public Works to improve the Commission office spaces was presented. It was resolved that because of the nature of our tenancy in the present location the expenditures to renovate should be restricted to the construction of a counter for servicing customers and the complete painting of the office. The Executive Secretary was directed to negotiate further with the Department of Public Works officials to start the project of refurbishing.

V. House Organ

Material to be published in the first edition of Commission's official publication, RELCO COMMENTS, was presented for approval. Copy content was deemed acceptable, the only exception being that the comparative study of examinations since 1949 to the present should be edited further so as to reflect the number of licenses in a given category which were qualified each year.

The mast-head artwork presented by Watkins & Sturgis, Ltd. was approved.

Staff was authorized to proceed with the publishing of the first edition.

VI. RELCO-Honolulu Realty Board Library Project

Report of the willingness of the Honolulu Realty Board to participate in the real estate library project was received and approved.

VII. Proposed Revision of Application Forms

Drafts of proposed changes to SALESMAN and BROKER application forms were presented to Commission. Chairman asked if the matter of requiring fingerprints from applicants was cleared. Executive Secretary reported that we have an opinion from the Office of the Attorney General which gives support to making this a requirement all candidates must meet.

The two proposed applications were approved in the principle that staff has to work with them, and if they are deemed legally acceptable to our counsel immediate efforts should be made to have them printed so as to use them in preparation for 1959 examinations.

VII. Case of Damon S. Sakai

Status of Damon S. Sakai was discussed and the recommendation was made that a formal hearing be conducted on this case on September 12, 1958.

IX. "Crescent Acres" transactions

Review of letters and conferences with agents transacting in Crescent Acres properties. The Commission's position of not endorsing or giving clearance to any subdivision prospectus was again stated for the record. The matter of the special clause in the offer-to-purchase contract form of Crescent Acres was discussed and the staff'd correspondence with Honolulu brokers Herbert Isonaga and Bob Paine, as well as with Crescent Acres was accepted.

X. October Examinations

Notice was given members of the following:

September 18, 1958	Deadline for filing applications for October tests
October 11, 1958	BROKER examination at Farrington High School Cafeteria
October 18, 1958	SALESMAN examination at Farrington High School Cafeteria

XI. Representation at 30th Annual NALLO Convention

Chairman directed that immediately prior to the holding of an official meeting today an appointment be made for the Commission to meet with Mr. Paul J. Thurston, Director of the Bureau of the Budget. A conference time was established and the Commission proceeded to Mr. Thurston's office. Chairman stated that the purpose of the Commission's visit was to determine whether approval can be expected of this agency's proposal to send three representatives to the San Francisco conference. Mr. Magoon went into detail to lay before Mr. Thurston the historical background of the Commission's finances these past ten years and emphasized that this three-member regulatory board has deemed representation at these annual NALLO meetings as being a very important and serious venture. He further stated that the Commission is acting as custodian of these fees paid in by the licensees for the purpose of regulating the industry and such activities as liaison with NALLO definitely assists the Commission in doing a better job. He closed by adding that if there were no monies available the Commission would not be able to honestly recommend attendance of this Coast meeting.

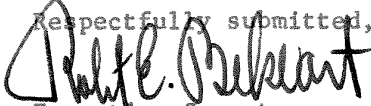
Mr. Chaney spoke on the wealth of valuable information one receives at these annual professional gatherings. He related his many experiences at the Chicago conference last winter and attested to the fact that many things he learned there were most helpful to him later when he returned to Hawaii and served on this administrative board.

The Executive Secretary soundly emphasized the growing rate of complaints the Commission is receiving and the added problem of dealing with many fast and illegal operations in realty that many times are fostered by mainland promoters who come to the Islands to make a quick dollar, then withdraw. Close and continued liaison with our parent NALLO body has permitted us to meet this challenge head on to the protection of the public's interest.

Mr. Thurston wanted to determine if there was a need for the Commission to send three representatives. The Chairman replied that he thought it most important this year as the convention was to be located in our neighboring jurisdiction of California.

In answer to the members' question regarding a decision on this travel program Mr. Thurston, pointing out his position relative to the Governor and the Legislature, assured the members that they should be able to receive a report on this request for travel within the next week possibly.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Executive Secretary