

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Thursday, August 26, 1971

Place: Examination Room, Department of Regulatory Agencies
1010 Richards Street, Honolulu, Hawaii

Present: Douglas R. Sodetani, Chairman
Herbert S. Isonaga, Vice Chairman
Louis Cannelora, Member
John D. Texeira, Member
William H. C. Young, Member
Yukio Higuchi, Executive Secretary

Dr. Edward Laitila, College of Business Administration, University
of Hawaii

Mr. Wesley Park, Director, Small Business Administration, College
of Business Administration, University of Hawaii

Mr. George Morris, Jr., Executive Vice President, Honolulu Board of
Realtors

Mrs. Mary Savio, Hawaii Association of Realty Boards

Mrs. Iris Riber, Real Estate Association of Hawaii

Absent: Harold J. Silva, Member
Hiromu Yamanaka, Member

Call to Order: There being a quorum, Chairman Douglas Sodetani called the meeting to order at 1:10 p.m.

Minutes: Upon motion, the minutes of the July 29, 1971 meeting were approved as circulated.

Committee Reports: Education Task Force Committee Report
Committee Chairman William Young reported that his committee met with Dr. Laitila and George Morris, Jr. on August 4 and 24, 1971 to discuss progress being made on Project No. 4. Chairman Young requested that the Education Task Force Committee be given more time to continue its report later during the meeting inasmuch as Dr. Laitila will be presenting his progress when he arrives. The Chair consented to the request.

Rules and Regulations Review Committee Report

In the absence of Committee Chairman Hiromu Yamanaka, the Chair requested that the Licensing Administrator, Deputy Attorney General and Executive Secretary assist the Committee in an advisory capacity and submit any recommended changes to the law and rules. The Chair also requested that all members submit any recommendations they may have. The Chair set a deadline of October 15, 1971 for submittal of recommended changes.

Business
Out of
Minutes:

Violet C. King, Applicant for Real Estate License

Upon motion, the Executive Secretary was directed to reschedule the postponed hearing on Violet C. King for September 30, 1971 at 9:30 a.m. John Texeira was selected to Chair the hearing.

Rentals of Condominiums and Cooperative Apartments by Resident Managers

The Commission members were in agreement that resident managers of condominiums and cooperative apartments, who are not licensed as real estate salesmen or brokers, acting as rental agents of apartment owners are violating the licensing requirements of Chapter 467, H.R.S. The Chair requested Louis Cannelora to draft and submit a letter of warning directed to notify all concerned of the Commission's position on this matter.

RE-318 Robert Lucas

The Executive Secretary was directed to contact Robert Lucas' attorney to set up a date for continuance of hearing.

RE-338 and 395 Romeo Esperanza and Ben Ayson

Upon motion, the findings and conclusions of the hearing officers, Texeira and Young, were approved and accepted. The Executive Secretary was directed to notify respondents of the Commission's acceptance and approval of the action taken by the hearing officers.

RE-398 Mrs. Edmund Hedemann

The Executive Secretary reported that the notice of hearing on this matter was returned by the Attorney General with added notation and request for additional information. The Executive Secretary was directed to gather the additional information and if satisfactory with the Attorney General proceed with setting a date of hearing.

RE-405 Clarence S. L. Tam

The Executive Secretary reported that attempts were made by investigator to retrieve Clarence Tam's real estate broker certificate and ID card but with no success to date. Attempts will be continued.

RE-425 Masao Shintani

The Executive Secretary reported that the hearing on this matter has not been rescheduled since complainant is still out of State.

RE-379 and 383 Growth International Realty

The Executive Secretary reported that Deputy Attorney General Sidney Ayabe is attempting to arrange a meeting with the Honolulu commissioners and Growth International Realty, Inc. people but the meeting has not been set yet. Action on this matter was deferred until after the meeting takes place.

RE-445 R.S. M., Inc.

Hiromu Yamanaka was earlier assigned to seek additional information on this matter, but since he was not present to report his findings no action was taken. The Executive Secretary was instructed to remind Yamanaka his assignment.

Kokua Realty

Mrs. Ruth Thompson, principal broker of Kokua Realty, requested the Commission allow her to relocate her office in a nonbusiness zoned area in the Kau District of Hawaii. After considering the matter, the Executive Secretary was directed to inform Mrs. Thompson that her request is disapproved, unless she can get a conditional use permit or variance from the Planning Director of the County of Hawaii. They felt that they would be overstepping the authority of the local agency if they were to approve or sanction her request.

New
Business:LicensingCorporations:

Melemanu Realty & Finance, Inc. - 2678 Kili Hau St., Honolulu
Howard R. Hampton, Jr. PB

Pacific Condominium Corporation - 1001 Dillingham Blvd., Honolulu
Earl J. Hanson, PB

Gold Medal Improvement Association, Inc. dba Gold Medal Realty -
1860 Ala Moana, Ste 2101, Honolulu - Harold Basker PB

DBA's:

Great Pacific Realty - 1410 Kapiolani, Rm 12, Honolulu
Great Pacific Mortgage Corporation dba

Liberty Realty Co. - 301 Arcade Bldg. Honolulu
Thomas Y. Yoon dba

Pacific Properties - 2222 Kalakaua, Ste 1415, Honolulu
George K. H. Lau dba

Upon motion, the license processing of the above as tentatively authorized by the Licensing Administrator was approved.

Real Estate Recovery Fund

The Executive Secretary reported that Department Administration had advised the Executive Secretary that the Commission must set aside sufficient liquid assets to cover all planned program cost for their planned programs, therefore, the Commission could not deposit as much as it desires into time payment certificates. The Chair appointed William Young to follow up on this matter.

Results of June 24, 1971 Real Estate Examination

The Executive Secretary gave the statistics on the June 24, 1971 real estate salesman examination. The Chair asked the members for their comments on the June 24th examination. Suggestion was made that the number of True and False questions (Right minus Wrong portion) be reduced from 40 points to 30 points, but no action was taken on this matter.

October 28, 1971 Real Estate Examination

Upon motion, the Commission requested that staff up date the examinations for brokers and salesmen; said updated examinations to be reviewed by the Oahu Commission members with consultation of the Director of Regulatory Agencies. The Commission also requested that the Examination Branch proof read the final cut prior to printing.

Policy Statement on Examination Review by Examinees

Upon motion, the Commission established the following guideline on examination review by examinees:

1. No examinee shall be permitted to personally review his examination papers.
2. Staff may be directed to review an examinee's papers if examinee missed the passing score by no more than 5 points.

Continuation
of Committee
Reports:Educational Task Force Committee Report

Since Dr. Edward Laitila had arrived late for this meeting, the report of this Committee was earlier deferred.

Dr. Laitila circulated copies of his memorandum of August 26, 1971, outlining his time schedule for submitting his progress and final reports in reference to Project No. 4. He reported that he has received 2 more completed questionnaires from brokers since the last meeting. He indicated that he would like more completed questionnaires, but if he doesn't get more, he will proceed with what he has.

Wesley Park reported that, at this point, they have not dipped into the Commission's funds to subsidize the courses given through Project No. 3. Thus far, they have been able to enroll sufficient number of students, but may require subsidy to conduct future courses. The Executive Secretary was directed to prepare submittals for approval of a 6 month continuation of the neighbor island educational courses (Tentative Project No. 6), and for establishing an instructor's course on Oahu (Tentative Project No. 5) sometime during the period from January 1, 1972 to June 30, 1972.


Correspon-
dence:NARELLO 43rd (1971) Annual Conference

The Executive Secretary reported that he had received communication from NARELLO requesting advance registration for the 43rd Annual Conference to be held in Miami Beach, Florida, on November 7-11, 1971. Chairman Douglas Sodemani was unanimously selected to represent Hawaii at the 43rd Annual Meeting. Hiromu Yamanaka and John D. Texeira were selected as first and second alternates, respectively.

Next Meeting: September 30, 1971, at 1:00 p.m.

Adjournment: There being no further business, the meeting was adjourned at 3:15 p.m.

Recorded by:


 YUKIO HIGUCHI
 Executive Secretary