

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

MINUTES OF MEETING

Date: Friday, December 19, 1975

Place: Conference Room, Third Floor, Kamamalu Building
1010 Richards Street, Honolulu, Hawaii

Present: Douglas R. Sodetani, Chairman
Herbert S. Isonaga, Vice Chairman
Mrs. Mary V. Savio, Member
Tadayoshi Ishizu, Member
John D. Teixeira, Member
John M. Urner, Member
Ah Kau Young, Member

Clyde E. Sumida, Deputy Attorney General
Yukio Higuchi, Executive Secretary
Mrs. Karen Hirota, Clerk-Stenographer

George "Red" Morris, Real Estate Licensee
Milton M. Motooka, past Pres. of the Hawaii Assoc. of Real
Estate Schools
Marshall F. Goldman, new Pres. of the Hawaii Assoc. of
Real Estate Schools
Mrs. Mary Shern, Mary Shern School of Real Estate

Called to Order: There being a quorum, Chairman Sodetani called the meeting
to order at 9:10 a.m.

Executive Secretary reported that the agenda for the
December 19, 1975 meeting had been filed with the Lt.
Governor's office on December 16, 1975 in compliance with
the Sunshine Law.

Minutes: Mary Savio moved and Herbert Isonaga seconded to approve
the minutes of the November 20, 1975 meeting as circulated.
Motion unanimously carried.

Committee Reports: Real Estate Education Advisory Council

Continuing Education

Executive Secretary reported that the proposed contract
has been drafted, approved by the Administrative Services
Office and signed by the Director. Copies were submitted
to Deputy Attorney General Clyde Sumida for approval.

Hiring of Educational Consultant

Executive Secretary reported that he discussed the proposed contract over with the Administrative Services Office.

Executive Secretary informed that Ron Nakano of the Governor's office called to inquire about the amount quoted in the contract as to whether it is a definite amount.

Herbert Isonaga requested the Executive Secretary to ask the people who respond to the advertisement for hiring of a consultant, how much they will be expecting to be paid.

Establishment of Real Estate Chair

Herbert Isonaga informed that Clyde Sumida is reviewing the draft.

Clyde Sumida reported there were a few problems he found in the contract and he needed clarification on them.

Clyde Sumida stated that the money involved is coming from the Real Estate Education Fund. The contract is bonded by three parties as follows: the State, University of Hawaii and the University of Hawaii Foundation Fund.

Herbert Isonaga explained why the Foundation gets involved and not the University itself. He stated that if you place the money in the Foundation's fund, then the money will not be used for the retirement benefit by the University of Hawaii. There was considerable discussion regarding the handling of money involved.

Real Estate Newsletter

Executive Secretary reported that the newsletter will be published on a two times a year basis. He will contact Jerry Beam and inquire about the newsletter being published four times a year.

Condominium Review Committee

Study on "Time Sharing" Legislation (H.R. 734)

Committee Chairman John Urner reported he will give the Commission a draft of the bill next week.

Executive Secretary informed the Commission that the request to have Robert Klein attend the Time Sharing Resort Condominium Conference had been denied.

Study on Condominium Problems (S.R. 399 and H.R. 694)

Executive Secretary reported that Committee Chairwoman Mary Savio submitted her drafts on condominium bills. There will be three separate bills.

Executive Secretary informed that the department is making every effort to give him an assistant executive secretary, but temporarily, they have assigned Alvin Yamamoto to assist him. The condominium work will be handled by Gladys Leong.

Legislation Committee

Committee Chairman Ah Kau Young had no report to make at this time.

Real Estate Recovery Fund

Executive Secretary circulated copies of the September 30, 1975 report.

Attorney General's Report

Deputy Attorney General Clyde Sumida had no report to make at this time.

Business Out
of Minutes:

Questionable Applications

Douglas C. K. Tom, Applicant for Real Estate Salesman License

Executive Secretary informed that the hearing officers submitted the hearing report at the November 20, 1975 meeting, and he will send the report to Douglas C. K. Tom by the end of the month.

Calvin W. Ontai, Applicant for Real Estate Broker License

Executive Secretary reported that the Deputy Director had no hearing report to make at this time.

William R. Lubick dba Yamato Realty

Executive Secretary reported that he resolved this over the telephone.

Investigations:

RE-587 Granesco

Executive Secretary informed that this matter was referred to Robert Klein and that he will be interviewing George Lowery on this date.

RE-629 Singleton, Et al

Executive Secretary reported that this case was referred to the Attorney General's office.

RE-643 Ehrensberger Realty

Executive Secretary reported that this case was referred to the Attorney General's office.

RE-648 Marion M. Massey

Executive Secretary reported that Robert Klein made a determination that this case is a weak one and not enough to go on.

RE-583 Thomas F. Schmidt

Executive Secretary informed that he did not have a chance to write an informal hearing notice, but he will as soon as he can.

RE-631 Helene Hale

Executive Secretary reported that this case was dismissed on the grounds that there was no violation found.

Executive Secretary informed that he received a letter from Dale Crowley stating his views on the Commission's actions and asking that this case be omitted from the records.

Dick Okaji responded to Dale Crowley advising him of the Commission's reasons for investigating the matter.

RE-635 Kenneth Y. Tokujo

Executive Secretary reported that he felt the Commission can solve this matter.

Herbert Isonaga moved and Ah Kau Young seconded that the Commission go after Tokujo as charged and give the Department's Hearing Officer full authority to proceed on this case. Motion unanimously carried.

New Business:

Licensing

CORPORATION:

Apex Realty Corp. - 1127 11th Ave., #204, Honolulu
 Bailey H. W. Tom-PB
 Mary Frances Realty Inc. - 203 Lahaina Shopping Ctr.,
 Mary F. Hedman-PB Lahaina
 Landman of the Pacific Inc. - 20 Haili St., Hilo
 Norman D. Frane-PB
 Walter P. Yim & Associates Inc. - 681 S. King St.,
 Walter P. Yim-PB Honolulu

Mary Savio moved and Ah Kau Young seconded to approve the applications for corporation. Motion unanimously carried.

BRANCH OFFICE:

Aloha State Realty Inc., Br-1 - 474 Kalanikoa St., #202,
 J. Hoffman Kunewa-BIC Hilo

Mary Savio moved and Ah Kau Young seconded to approve the application for branch office. Motion unanimously carried.

TRADENAME:

Creighton Properties Realty - 225 Queen St., #403,
 Creighton R. Kudo, dba Honolulu
 Hawaii-Trend Realty - Route 1, Box 28, Kailua-Kona
 Victor M. Lozoya, dba
 Wendy Monet Realty - Parker Ranch Office Ctr., #2,
 Wendelin Monet, dba Kamuela
 Rapid Realty - 1451 S. King St., #305, Honolulu
 William R. Collamer, dba
 Harriet A. Young Realty - 1353 Wailuku Dr., Hilo
 Harriet A. Young, dba

Mary Savio moved and Herbert Isonaga seconded to approve the applications for tradenames. Motion unanimously carried.

CHANGE OF CORPORATION'S NAME:

Multiple Properties Inc. (formerly Remi Taum & Associates,
 Remiguis M. Taum-PB - 929 Queen St., #205, Inc.)
 Honolulu

Mary Savio moved and John Urner seconded to approve the application for change of corporation's name. Motion unanimously carried.

Questionable Applications

Alexander M. Muramoto, Applicant for Real Estate
Broker License

Executive Secretary informed that Alexander M. Muramoto filed his application on December 3, 1975 and submitted an explanation for his late filing.

Mary Savio moved and Herbert Isonaga seconded for the denial of the license. Motion unanimously carried.

David O. Ashodian, Applicant for Real Estate Salesman
License

Executive Secretary informed that David O. Ashodian filed an application on November 5, 1975. A letter was submitted explaining his reasons for late filing which was due to illness.

Herbert Isonaga moved and Mary Savio seconded to grant David Ashodian his license. Motion unanimously carried.

Willard Haraguchi, Applicant for Real Estate Salesman
License

Executive Secretary informed that Willard Haraguchi filed an application on November 19, 1975 and that no mitigating circumstances were given.

Mary Savio moved and Ah Kau Young seconded for the denial of the license. Motion unanimously carried.

Claudia C. Kalaola, Applicant for Real Estate Salesman
License

Executive Secretary informed that Claudia C. Kalaola filed an application on December 4, 1975.

Mary Savio moved and Herbert Isonaga seconded for the denial of the license. Motion unanimously carried.

Harriet M. Kalopodes, Applicant for Real Estate
Salesman License

Executive Secretary informed that Harriet M. Kalopodes filed an application on December 1, 1975, and that a letter was submitted explaining her late filing.

Mary Savio moved and John Urner seconded for the denial of the license. Motion unanimously carried.

Richard H. Kiyabu, Applicant for Real Estate
Salesman License

Executive Secretary informed that Richard H. Kiyabu filed an application on November 17, 1975.

Mary Savio moved and Tadayoshi Ishizu seconded for the denial of the license. Motion unanimously carried.

Valerie Ann Liu, Applicant for Real Estate Salesman
License

Executive Secretary informed that Valerie Ann Liu filed an application on December 10, 1975.

Mary Savio moved and Ah Kau Young seconded for the denial of the application. Motion unanimously carried.

Donald E. Robinson, Applicant for Real Estate
Salesman License

Executive Secretary informed that Donald E. Robinson filed an application on November 26, 1975.

Mary Savio moved and Ah Kau Young seconded for the denial of the application. Motion unanimously carried.

Dorothy Anne Robinson, Applicant for Real Estate
Salesman License

Executive Secretary informed that Dorothy Anne Robinson filed an application on November 23, 1975.

Mary Savio moved and Ah Kau Young seconded for the denial of the application. Motion unanimously carried.

Staff Request for Authority to Act on Applications for
Use of Tradenames During Renewal Period

Executive Secretary reported that Marion Oshiro (Licensing Clerk) wrote a memo advising him that many of the people are making applications to register tradenames during renewal period, and the Licensing branch would like the authority to give administrative approval during the renewal period.

Herbert Isonaga recommended making a sub-committee to handle this matter rather than staff.

Executive Secretary advised that he will check with the staff as to when the meeting should be held.

Mary Savio was appointed as committee chairwoman and all the Oahu commissioners as members.

Miscellaneous:

Audience with Milton Motooka, President of the Hawaii Association of Real Estate Schools

Milton Motooka introduced the new President of the Hawaii Association of Real Estate Schools, Marshall F. Goldman.

Milton Motooka discussed the Association's views on the December 1975 examination.

Mrs. Mary Shern appeared to request for an extension of her home-study program for the calendar year 1976.

Mary Savio moved and Ah Kau Young seconded to approve the home-study program for the calendar year 1976. Motion unanimously carried.

Report on 47th Annual Conference of NARELLO

Executive Secretary reported that the report was signed by the members who attended the conference and will be reproduced for the Commission members.

Policy Decision on Sale of Condominium Units by Agreement of Sale Without Removing Blanket Mortgages

Executive Secretary informed that a question was raised as to whether the developer can be involved with an agreement of sale without removing blanket mortgages, and he wanted to know if this is acceptable.

Executive Secretary felt that at the time they enter the lease, the first conveyance has been made. John Urner felt that a partial release would be the solution to this.

George "Red" Morris suggested that a legal counsel look into this and give the Commission an explanation or come in to talk with the Commission.

Executive Secretary recommended the Commission go on record that as far as the Commission is concerned, this is a violation. Herbert Isonaga moved and Mary Savio seconded. Motion unanimously carried.

Policy Decision on Allowing Renewal of Active Licenses to Persons Residing Out-of-State

The Executive Secretary requested approval of allowing renewal of active licenses to persons residing out-of-state.

Herbert Isonaga motioned that in the coming legislature, the Commission should introduce a bill doing away with inactive licenses. For lack of a second, this motion died.

Mary Savio moved and Ah Kau Young seconded to defer action on this matter until further study is made. Motion unanimously carried.

Luncheon Recess: Chairman Sodetani called a luncheon recess at 11:30 a.m.

Reconvened: Chairman Sodetani reconvened the meeting at 1:00 p.m.

Correspondence: Realty Pacific Inc.'s Letter Regarding the Issuance of a License to Lloyd W. Provine dba Pacific Realty Company

Executive Secretary read a letter from Realty Pacific Inc., regarding the name Pacific Realty Company.

There was some discussion regarding the similarity of the two names.

Herbert Isonaga strongly recommended that Pacific Realty Company be requested to change their name. Tadayoshi Ishizu seconded. Motion unanimously carried.

Announcement: Real Estate Questionnaire on Client's Trust Account

Executive Secretary informed that the questionnaire was mailed on December 4, 1975 to all brokers and we are receiving them back now.

Date of Next Meeting: January 29, 1976, Board Room

Adjournment: There being no further business, Chairman Sodetani adjourned the meeting at 1:30 p.m.

Taken and recorded by:



Karen Hirota, Clerk-Stenographer

Approved by:



YUKIO HIGUCHI, Executive Secretary