

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

MINUTES OF MEETING

Date: Thursday, March 25, 1976

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

Present: Herbert S. Isonaga, Vice Chairman  
Mary V. Savio, Member  
Ah Kau Young, Member  
John D. Texeira, Member  
John M. Urner, Member  
Tadayoshi Ishizu, Member

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

Earl W. Lee, Executive Vice President of the Hawaii Association  
of Realtors  
George "Red" Morris, Real Estate Broker Licensee  
Ms. Laura Light, Ms. Harriet Gega and Robert Miller - RE-76-4  
Bob Neff, Pacific Business News' Reporter  
Marshall Goldman, John Reilly and John Stapleton, Representatives  
of the Hawaii Association of Real Estate Schools

Called to Order: There being a quorum, Vice Chairman Isonaga called the meeting  
to order at 9:06 a.m.

The Executive Secretary reported that today's agenda was filed  
on March 22, 1976 at the Lt. Governor's office in compliance  
with the Sunshine Law.

Minutes: Mary Savio moved and John Texeira seconded to approve the  
minutes of the February 26, 1976 meeting as circulated.  
Motion unanimously carried.

Informal  
Conference: Informal Conference with Kathryn N. Praechtl, Applicant for  
Salesman Examination

Following the Executive Secretary's explanation for the denial  
of Praechtl's application, Praechtl verbally presented additional  
information. At the conclusion of the discussion, Praechtl was  
advised that this matter would be taken under advisement and  
she would be notified shortly of the decision.

Ah Kau Young moved and John Texeira seconded that Kathryn  
Praechtl's application for the salesman examination be denied  
as she failed to satisfy the educational requirement--Anthony  
School in California has not been approved or accredited by  
the Commission. Motion unanimously carried.

Informal Conference with Chester W. Hunt, Applicant for  
April 10, 1976 Real Estate Broker Examination

Chester Hunt failed to appear for this informal conference scheduled on his behalf.

Mary Savio moved and Ah Kau Young seconded that the Commission reaffirm its earlier action to deny Hunt's application for the broker examination as no waiver of the experience requirement can be granted without confirmation of his California real estate broker's license. Motion unanimously carried.

Committee  
Reports:

Real Estate Education Advisory Council

Hiring of Educational Consultant

The Executive Secretary reported that public notices for hiring of an educational consultant has appeared in both major newspapers and the deadline for proposals is April 14, 1976. Earl Lee added that he would try different routes to have this publicized more.

Establishment of Real Estate Chair

Vice Chairman Isonaga reported that there appears to be some problem as to who should handle the disbursement of funds for the Real Estate Chair.

After due consideration, John Texeira moved and Mary Savio seconded that the University of Hawaii Foundation handle the funds. Motion carried unanimously.

Condominium Review Committee

Legislation on Time Sharing

Committee Chairman John Urner gave an informative report on the proposed time-sharing bill. He informed the Commission that he was sorry the bill died, but he and his committee really tried, and they will try again next year.

Vice Chairman Isonaga suggested that it would behoove the Commission to make a thorough study of time sharing and see what other states are doing.

Legislation on Condominium Problems

There was considerable discussion and reports on the bills relating to condominium problems. It was assumed that our administration bills, in an amended form, will be passed.

Legislation Committee

George "Red" Morris gave an up-dated report on the progress of the real estate bills; some are moving, some have not completely died and other will have provisions added on.

Earl Lee and George Morris reported that the Office of Consumer Protection is promulgating rules on solicitation of sales, and real estate has been included in the proposed rules. Upon receipt of a copy of the proposed rules, the Executive Secretary was directed to look into this further.

John Urner moved and Tadayoshi Ishizu seconded that George Morris be commended for his good work on behalf of the Commission over the past years. Motion carried unanimously.

Attorney General's Report

Deputy Attorney General Clyde Sumida informed the Commission that the developer of Pacific Islander Hotel condominium proposes to change certain language in the final public report.

The Executive Secretary was directed to have staff initiate process for issuance of a supplementary public report upon receipt of all necessary documents, and to advise the developer that said report will be forwarded to the Security Exchange Commission for their information.

Business Out  
of Minutes:

Questionable Applications

Calvin W. Ontai, Applicant for Broker License

The Executive Secretary reported that this matter is still pending.

Robert J. Santos, dba Orchid Isle Realty

The Executive Secretary read a letter from Robert Santos requesting that the Commission reconsider its decision to deny him the use of the tradename "Orchid Isle Realty".

Mary Savio moved and Ah Kau Young seconded that the trade-name "Orchid Isle Realty" be approved on the basis of Santos' letter. Motion carried unanimously.

Jo Ann Mullen, dba Yacht Harbor Real Estate

Ah Kau Young moved and Tadayoshi Ishziu seconded to approve this application as Mullen gave assurance that City and County Zoning would be complied with. Motion carried.

Investigations:

The Executive Secretary requested that the Commissioner making motions for dismissal of investigation complaints be explicit on the reasoning so he can better advise complainants.

Herbert Isonaga announced that the Complaint Review Committee did not meet to formulate recommendations on the recent complaints, but these are not too complex and action can be taken today.

RE-552 and RE-555 Julian Buttons and Robert Boyd

The Commissioners discussed the complaint against Robert Boyd only, because Julian Buttons had passed away.

Mary Savio moved and Ah Kau Young seconded to send a letter to Robert Boyd cautioning him to more carefully supervise the operations of his agents, and that this case be closed. Motion unanimously carried.

RE-574A and RE-574B Joyce Watt and Wallace Sanger

Mary Savio moved and Ah Kau Young seconded that these cases be closed with warning letters to Joyce Watt and Wallace Sanger for participating in Mung Yee's scheme. Motion unanimously carried.

RE-642 Leisure Living, Inc.

Mary Savio moved and Ah Kau Young seconded that this case be brought to a hearing if the Commission cannot get an accounting from the bank, broker or Varde. Motion carried unanimously.

RE-76-4 Robert Boyd

Laura Light appeared before the Commission with two witnesses, Harriet Gega and Robert Miller, to discuss her complaint. Light was advised that it is not the Commission's function to get her commission back, but every effort will be made to get a total accounting on all sales made by Laura Light from Robert Boyd.

Luncheon Recess: Vice Chairman Isonaga called a luncheon recess at 11 a.m.

Reconvened: The meeting was reconvened at 1 p.m. with Ah Kau Young at the Chair.

RE-75-2 Floyd St. Clair, Jr.

The Executive Secretary stated that this appears to be a personal loan made from a client to a real estate licensee; licensee will not repay client.

John Urner moved and Tadayoshi Ishizu seconded to dismiss this case as no violation of our law or rules and regulations was found. Motion carried unanimously.

RE-75-11 John W. Neal

Mary Savio moved and John Urner seconded to dismiss this complaint as complainant's request to enclose the den was not in writing--only verbal. Motion unanimously carried.

RE-75-40 Irene Inglott

John Urner moved and Mary Savio seconded that no further action be taken, because it was felt that the respondent had earned the commission, and there was no violation of the licensing law and rules and regulations. Motion carried.

New Business:

Licensing

CORPORATION

- Charles H. Bond Realty, Inc. - 94-239 Waipahu Depot, #201, Waipahu  
Charles H. Bond, PB
- California-Hawaii Properties Inc. - 1152 Bishop, Honolulu  
Ernest J. Klein, PB
- Hana Land Co. Ltd. - P. O. Box 158, Hana, Maui  
Michael S. Spalding, PB
- Kaiman Realty, Inc. - 2083 Vineyard Street, Wailuku, Maui  
Judith A. Mukai, PB
- Land Development Services Corp., dba Commercial Locations - 1015  
John M. Veltri, PB Bishop St., Honolulu
- Tracy Lewis Inc. - 463 Laukapu Street, Hilo  
Tracy Lewis, PB
- Lucky Land Realty Corp. - 819 So. Beretania, #7, Honolulu  
Dennis W. Noe, PB
- Marshall Realty, Inc. --190 So. King, #840, Honolulu  
Marshall W. Hung, PB
- V's Investment Inc. - 1124 Fort St., #209, Honolulu  
John D. Fung, PB

Mary Savio moved and Tadayoshi Ishizu seconded to approve the above corporation applications. Motion carried unanimously.

TRADENAME

- Penny Bradley & Associates - 32 Merchant St., Honolulu  
Penelope Bradley, dba
- Ehrensberger Realty - 1441 Kapiolani Blvd., #904, Honolulu  
Werner G. Ehrensberger, dba (formerly dba Werner G. Ehrensberger Realty & Property Management)
- M. S. Realty - 1777 Ala Moana Blvd., LL1, Honolulu  
George E. Hale, dba (former dba Properties Unlimited)
- Connie Solarana - 2003 Kalia Road, #17K, Honolulu  
Kathleen Solarana, dba
- Joy Stevens - 6650 Hawaii Kai Drive, Honolulu  
Jessie J. Stevens, dba
- Suburban Management - 1694 Kalakaua Avenue, Honolulu  
Inter-Finance Investment Inc., dba (former dba Rainbow Isle Investments)
- Sue Young - 1600 Kapiolani Blvd., #630, Honolulu  
Sue Angell-Young, dba

Mary Savio moved and Tadayoshi Ishizu seconded to approve the tradename applications. Motion carried unanimously.

BRANCH OFFICE

Midkiff Realty, Inc., Br-1 - 1111 Bishop St., #301, Honolulu  
J. Edwin Whitlow, bic  
Valley Isle Realty Inc., Br-1 - 766 Front St., Lahaina, Maui  
Gordon S. Miyaki, bic

Mary Savio moved and Tadayoshi Ishizu seconded to approve the applications for branch office licenses. Motion carried.

CHANGE OF CORPORATE NAME

Frane's Realty Inc. - 161 Kalakaua St., #5, Hilo  
Margaret R. Frane, PB (former Frane's 2 x 4 Realty Inc.)

Mary Savio moved and Tadayoshi Ishizu seconded to approve the above application for change of corporate name. Motion unanimously carried.

RATIFY TRADENAME APPROVAL

Algol Pacific Realty - 444 Hobron Lane, #405, Honolulu  
John K. Cheo, dba

Mary Savio moved and Tadayoshi Ishizu seconded to approve the above application as tentatively approved by the Executive Secretary. Motion unanimously carried.

Miscellaneous:

Audience with Representatives of Real Estate Schools Association

The Representatives present were President Marshall Goldman, John Reilly, and John Stapleton. They requested that the Commission set up a committee with some of their members as liaisons for licensing changes. They were apprised of the Commission's intentions of hiring an educational consultant to handle this and other matters.

Mary Savio informed the Representatives that the Commission has been plagued with numerous calls that the Commission will be changing their examination agent from E.T.S. to Multi-State examination. She emphasized that this is only the Commission's thought, but the decision to make the change has not been reached as yet. The Executive Secretary requested that the schools cooperate with the Commission and not release information of the Commission's aims and thoughts until the Commission has reached a decision on these matters.

John Stapleton remarked that he will make every effort to persuade the Commission to leave E.T.S. as he felt that it was not suited and unfair to the consumer taking the examination. He urged the Commission to leave E.T.S. by December 1976 or he would file suit. A debate took place. Stapleton

was informed that the Commission is under a contract with E.T.S. and that E.T.S. is for the betterment of the consumer. The upgrading of the examination is within the Commission's grasp with the educational consultant soon to be selected.

Marshall Goldman apologized for the Association and assured the Commission that Stapleton's remarks were solely his and not the Association's.

House Resolution No. 321 and Senate Resolution No. 248

The Executive Secretary announced that the above resolutions were written to honor Douglas Sodetani for his dedicated service to the real estate industry.

Correspondence: Letter from Hawaii Island Board of Realtors

The Executive Secretary read a letter from the Hawaii Island Board of Realtors inquiring about how the money from the education fund was being used for Hawaii Island licensees and how they will benefit from it this year.

The Executive Secretary was directed to check with Wesley Park regarding seminars and to give the Hawaii Board a breakdown of the money spent and to be spent.

Announcement: The Executive Secretary announced that the Director has approved the trip to the E.T.S. Advisory Committee meeting in New Jersey. The Executive Secretary and Mary Savio will be attending said meeting on April 14 and 15, 1976.

Date of Next Meeting: Tuesday, April 27, 1976; Board Room.

Adjournment: There being no further business to transact, Acting Chairman Ah Kau Young adjourned the meeting at 2:30 p.m.

Respectively submitted:

Peggy Lau  
Peggy Lau, Clerk-Stenographer

Approved by:

Yukio Higuchi  
YUKIO HIGUCHI, Executive Secretary

4/13/76