

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

MINUTES OF MEETING

Date: Friday, February 25, 1977

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

Present: Ah Kau Young, Chairman
Mary Savio, Vice Chairperson
Tadayoshi Ishizu, Member
Edwin H. Shiroma, Member
John M. Urner, Member

Russel Nagata, Deputy Attorney General
Yukio Higuchi, Executive Secretary
John W. Reilly, Educational Consultant

Absent: John D. Texeira, Member
Ralph S. Yagi, Member

Call to Order: There being a quorum, Chairman Ah Kau Young called the meeting to order at 9:10 a.m.

The Executive Secretary apprised that the agenda for today's meeting was filed at the Lt. Governor's Office on February 22, 1977, in compliance with the Sunshine Law.

Minutes: Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve the minutes of the January 28, 1977 meeting as circulated. Motion carried unanimously.

Committee Real Estate Education Advisory Council

Reports: SEM Proposal for Continuing Education Courses

John Reilly reported that he has met with Small Business Management and the instructors who will instruct the series of advance real estate core courses, to set up ground rules. The Executive Secretary reported that the Director of Regulatory Agencies has granted his verbal consent to proceed with this project and the Executive Secretary is working with Administrative Services Office to determine how to proceed with this program.

Educational Consultant's Report

License Statistics

John Reilly reported that Crocker Iui a recent real estate major graduate of the University of Hawaii, is in the process of assembling the computerized data obtained from the questionnaire, and a short report will be prepared before the next meeting.

Curriculum for Salesman Prelicense Course

John Reilly reported that he had previously submitted a revised curriculum for the salesman prelicense course to the Commission and he requested the adoption of the curriculum which follows the ETS examination.

Mary Savio moved and Edwin Shiroma seconded to approve the salesman curriculum as submitted by John Reilly. Motion carried unanimously.

December 1977 Examination Date

John Reilly related the concerns of the Real Estate Schools Association of Hawaii on the date of the December 1977 examination. The Chair directed John Reilly to communicate with the association to determine the earliest date that would be acceptable to the schools and to report back at the next meeting.

Legislation

Mary Savio reported that there are numerous proposed condominium legislations being considered by this Legislature and she has been making testimonies for the Commission.

Edwin Shiroma made a summary report of the Commission's report submitted to the Director of Regulatory Agencies on House Resolution No. 629 (Resident Managers).

Time Sharing Bill

John Urner reported that the Time Sharing Bill of the Commission has been introduced in both houses of the Legislature. Chair reminded John Urner to prepare testimony on this bill in anticipation of legislative committee hearings.

Laws and Rules Review Committee

Committee Chairman Edwin Shiroma had no progress report to make because the time allotted to law and rules review on February 24, 1977 was utilized in preparing testimonies on condominium bills that are coming up for legislative committee hearings on March 2, 1977. Edwin Shiroma announced that the next law and review work has been scheduled for March 17, 1977, at 9:00 a.m., in Tropic Shores office.

Attorney General's Report

Deputy Attorney General Russel Nagata had no matters to report on.

New Business:

Licensing

CORPORATION

- D-T Land a Division of P Ting & Sons, Inc. - 1744E Kaahumanu, Wailuku
Dennis P. Ting, pb
- Dream Homes, Inc. - 126 Queen Street, Honolulu
Harriet M. K. Akuna, pb
- Grubb & Ellis Residential, Inc. - 190 S. King St., #755, Honolulu
Marie A. Hansen, pb
- Hawaiian Island Realty Corporation - 700 Bishop St., #1512, Honolulu
Thomas A. Bodden, pb
- Hedges-Steward Realty, Inc. - 735 Bishop St., #312, Honolulu
Jack W. Hedges, pb
- Mai Kai Realty, Inc. - 1314 S. King St., #1464, Honolulu
Melvin F. Shigeta, pb
- Mau and Hawthorne, Inc. - 745 Fort St., #606, Honolulu
Norman K. F. Mau, pb
- P L F, Inc. - 33 S. King Street, Honolulu
Chester C. S. Lim, pb
- Pacific Land, Inc. - 70 Church St., Wailuku
William I. Wilson, III, pb
- Previews, Inc. - 841 Bishop St., #904, Honolulu
Louise F. Lembeck, pb

Edwin Shiroma moved and Mary Savio seconded to approve the applications of the above corporations, with the exception of D-T Land, A Division of P. Ting and Sons, Inc. and Mau and Hawthorne, Inc. The approval of "D-T Land, a Division of P. Ting and Sons, Inc." is subject to the understanding that the corporation shall be licensed as shown and in all advertising, such as, letterheads, correspondence, business cards, open house signs, etc., shall be under its full registered name. The approval of Mau and Hawthorne, Inc. is subject to Hawthorne being a licensed real estate broker. Motion carried unanimously.

PARTNERSHIP

- Benton & Large Realty - 1045 Mapunapuna Street, Honolulu
Elizabeth L. Benton, pb

Mary Savio moved and Tadayoshi Ishizu seconded to approve the application of Benton & Large Realty. Motion carried unanimously.

BRANCH OFFICE

- Mike McCormack (A McCormack Corp.) Branch Office - 95-026 Kipapa St.
DuVahn Sayles, bic Mililani Town
- Ocean Shores Land Company, Inc. Branch Office - 255 Keawe St., Hilo
Owen H. Ariki, bic

Mary Savio moved and Edwin Shiroma seconded to approve the above applications for branch office. Motion carried unanimously.

TRADENAME

ABC Realty - 1414 Kapiolani Blvd., Honolulu
Karl Aschenbrenner, dba
Vernon N. K. Chock Realty - 540 Cooke St., Honolulu
Vernon N. K. Chock, dba
Jerry's Realty - 1259 S. Beretania Street, Honolulu
Jerry M. Uyehara, dba
Ohia Realty - 44 Hobron Lane, #405, Honolulu
Waianae Land Co., Ltd., dba

Mary Savio moved and Edwin Shiroma seconded to approve the above applications for tradenames. Motion carried unanimously.

LATE APPLICATIONS FOR LICENSE

Don L. Wright
Florence W. Wright

Edwin Shiroma moved and Mary Savio seconded to deny the above late applications, and that applicants be notified that they are entitled to a hearing. Motion carried unanimously.

RESTORATION OF FORFEITED LICENSE Past 2-year deadline

Garner D. Wood

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve Garner Wood's application for restoration of license. Motion carried unanimously.

APPROVAL FOR PREVIOUSLY DEFERRED APPLICATIONS

DH Realty, Inc. - 102 Bank of Hawaii Bldg., P. O. Box 2086, Kailua-Kona
Frank P. Krieger, Jr., pb
Taro N. Tanaka - Restoration of forfeited license

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve the above applications. Motion carried unanimously.

Miscellaneous: 1977 NARELLO Western District Meeting

Chairman Ah Kau Young reported that he is awaiting a reply from Julian Welke, the Regional Vice President, as to the amount of registration. Upon receipt of this information, the brochure for the meeting will be forwarded to Julian Welke for distribution to the members. Chair also gave a summary of the different social events being planned for the meeting.

Correspondence: Letter from Peter Starn Regarding Kealia Condominium

Executive Secretary distributed copies of Peter Starn's letter to all present. After considerable discussion on the matter,

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Edwin Shiroma moved and Mary Savio seconded to defer action on the matter until Deputy Attorney General Russel Nagata reviews the matter and report back to the Commission at its March 18, 1977 meeting. Motion carried unanimously.

Letter from Edwin Sato, Principal Broker of Leisure World, Inc.

Mary Savio moved and John Urner seconded to approve Edwin Sato's request for a corporate name change from Leisure World, Inc. to Leisure Pacific, Inc. Motion carried unanimously.

The following three correspondence matters were not on the agenda submitted to the Lt. Governor's Office. In accordance with the Sunshine Act, vote was taken to include these matters on the agenda.

Susan Jacob's Letter Regarding Refund or Credit of 1977-1978 Salesman Renewal Fee

Mary Savio moved and John Urner seconded to place Susan Jacobs' letter on the agenda. Motion carried unanimously.

In her letter, Susan Jacobs criticized the Commission's decision to deny requests for a refund or credit of a portion of the 1977-1978 salesman license renewal fee for those who passed the December 11, 1976 broker examination and are now applying for the broker license. She points out that she was unjustly being charged a double license fee for the biennial license period of 1977-1978.

John Urner moved and Mary Savio seconded that Susan Jacobs be sent a similar letter as that sent by the Director of Regulatory Agencies to Gregg Hall on February 18, 1977, which explains the Commission's action to deny refunds or credit, and further, that all future letters of this nature be answered in a similar manner. Motion carried unanimously.

Real Estate Schools Association of Hawaii Letter Requesting a December 1977 Examination Date

Edwin Shiroma moved and Tadayoshi Ishizu seconded to place RESAH's letter on the agenda. Motion carried unanimously.

Chairman Ah Kau Young directed the Executive Secretary to notify the Association that John Reilly will be in communications with Marshall Goldman, President of the Association, to discuss possible dates for the last examination for 1977.

Memorandum on Inter-Island Travel Club Membership for State Employees

Executive Secretary read the State Comptroller's memorandum of January 20, 1977 regarding Inter-Island Travel Card Membership for State employees. The neighbor island members were encouraged to buy Travel Club Membership so the State could enjoy the savings.

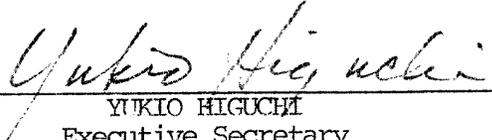
Announcement: Illegal Parking on Iolani Palace Grounds

Executive Secretary made an announcement that cars parked illegally at the Iolani Palace Grounds will be towed away by the Parking Control Authority.

Date of Next Meeting: Friday, March 18, 1977, at 9:00 a.m. in the P.U.C. Examination Room.

Adjournment: There being no further business, the meeting was adjourned at 12:10 p.m.

Taken and recorded by:



YUKIO HIGUCHI
Executive Secretary

YH:sw

3/8/77