

9:17a.m.

SUMMARY OF PROCEEDINGS
FIFTH MEETING OF 1961
REAL ESTATE LICENSE COMMISSION
DEPT OF TREASURY & REGULATION
STATE OF HAWAII

May 2, 1961

Chairman Aaron M. Chaney called the meeting to order at 9:30 a.m., Tuesday, May 2, 1961 in Room 218, Empire Building.

Present were: Aaron M. Chaney, Chairman
Dorothy S. Ahrens, Member
James C. Ching, Member
Charles C. Cross, Member
Yukio Kashiwa, Member
Erling P. Wick, Member
Hirotoshi Yamamoto, Member
Robt E. Bekeart, Executive Secretary
Dick H. Okaji, Investigator
Hannah Furuta, Recording Secretary

ORDER OF BUSINESS

FORMAL REPRIMAND AS RESULT OF HEARING OF APRIL 18, 1961

Respondents George Yamashiro, principal broker of Waikiki Realty Co., Ltd.; Stanley T.F. Leu, salesman for Waikiki Realty; Masao Shintani, principal broker of Land Exchange, Ltd.; and his salesman Kenneth Y.C. Leong were summoned by the Commission to hear the decision of the formal hearing conducted April 18, 1961. Chairman Chaney orally reprimanded George Yamashiro found in violation of Sec. 170-12 (b) of the Revised Laws of Hawaii 1955 and Rule 6 of the Rules and Regulations of the Commission. His salesman Stanley T.F. Leu was reprimanded for violation of Sec. 170-12(b). Masao Shintani was officially reprimanded for violation of the same section as well as Rule 6 of the Commission's Rules and Regulation. All respondents were informed that official reprimand in writing would be forthcoming and the decision of the hearing would remain a permanent part of their license record.

Chairman also voiced a strong word of caution to salesman Kenneth Y.C. Leong in his dealings in real estate as a result of his misconduct in the same transaction.

Members were of the opinion that the decision of this hearing should be publicized to all licensees with suggestions as to how such a situation should be handled.

FORMAL HEARING: RELCO vs HAROLD S. OIE

Formal hearing was called as a result of a complaint by Mrs. Kyung Ai Cho commencing at 10:15 a.m. and concluded at 12:30. Mrs. Alice Cho was sworn in by Chairman to act as official interpreter for Mrs. Cho. Official transcript of proceedings of this hearing is made a part of these minutes.

On deliberation of the hearing it was the decision of the Commission that the broker license issued to Harold W. Oie be revoked, effective immediately,

for his violation of Sec. 170-12(o), Revised Laws of Hawaii 1955, as amended, with Mr. Ching dissenting in favor of suspension.

Chairman Aaron M. Chaney excused himself from the meeting at noon due to a previous business appointment that required his presence. He appointed Mr. Erling P. Wick to serve as Acting Chairman for the remainder of the day's business.

FORMAL HEARING: RELCO vs KENNETH Y. C. LEONG and HORACE T. SAKAMOTO

Formal hearing was called as the result of a complaint by Yoshio Shishido. Proceedings commenced at 1:45 p.m. and concluded at 2:30 p.m. Official transcript of this hearing is made a part of these minutes.

Upon deliberation of evidence presented, it was the decision of the members that salesman Kenneth Y.C. Leong be found in violation of Sec. 170-12(b) and because this is his second appearance before the Commission on a similar charge within a short period, the members ruled that his license be suspended for a period of 15 days commencing May 9, 1961. Horace T. Sakamoto, Leong's employer, was found in violation of Sec. 170-12(b) and ruled to be formally reprimanded by letter. He was also cited for violation of Rule 6 of the Rules and Regulations.

MINUTES OF PREVIOUS MEETING

Mr. Kashiwa moved the approval of minutes of April 18, 1961 meeting as circulated. Mrs. Ahrens seconded the motion. Carried unanimously.

FISCAL REPORT

It was moved by Mr. Cross and seconded by Mr. Ching that the financial statement for the month of March, 1961, be approved as presented. Motion carried.

CONFIRMATION OF BROKERAGE LICENSES ISSUED UNDER TENTATIVE APPROVAL

Mrs. Ahrens moved, seconded by Mr. Ching, that the following licenses issued under tentative approval of Executive Secretary be officially recorded:

BLACKSHEAR AND CROSS - Co-partnership: Charles C. Cross
and Roy C. Blackshear
AMOS NAKAMURA REALTY, LTD - Amos Nakamura, Principal Broker

EQUIPMENT PURCHASES FOR FOURTH QUARTER FISCAL YEAR 1961

Mr. Cross moved, seconded by Mr. Kashiwa, that staff proceed with the purchase of a conference table and 8 chairs at a cost not to exceed \$800.00. Motion carried.

Executive Secretary reported on the status of discussions with Remington-Rand representatives in the matter of installing a KARDEX records-keeping system. This is a project first entered into in 1959 and was part of the executive's long-range plan in 1957 to improve the operations of the Commission. As a result of a work process survey a system was presented which was deemed feasible

and the approximate cost would be in the neighborhood of \$1800.00.

The Commission concluded that if the Executive Secretary had studied this need carefully and felt this was, in his judgment, the solution, then approval should be granted to install the proposed system.

VANNATTA REALTY COMPANY, LTD

Executive Secretary presented problem of Vannatta Realty Company, Ltd., as reported by the former principal broker Paul H. Arizumi in which he informed the staff that he suspects collections for the Waikiki Cabanas project were being misused and his inability to receive an accounting for the deposits. Mr. Bekeart also related to members of staff's attempt by letter of April 12, 1961 to receive a statement of accounting from the corporation to which we have not received a reply. Upon brief discussion it was the decision of the membership that staff be authorized to proceed further with this investigation.

KAISER HAWAII-KAI DEVELOPMENT COMPANY

A request for the Commission's opinion as to whether a proposed "Eddie Albert television script" and attendant HAWAII-KAI Promotional efforts would be in violation of the statute. The developer's letter assured the Commission that all matters concerning the sales of this development would be in accordance with the Chapter and through licensed personnel.

The Commissioners were of the opinion that there would be no violation and directed the staff to so advise the developer. It was agreed that the request and television script would be reviewed with the Deputy Attorney General assigned this agency before approval was forwarded to HAWAII-KAI.

REQUESTS FOR REVIEW OF MARCH EXAMINATION RESULTS

The Commission ruled a denial in the request of RAMONA S. MOWBRAY and WALTER E. NUNES that their performance in the recent salesman examination be reviewed and consideration be given to issuing of a license.

The members, having studied the appropriate staff paper, moved that the applicants be advised in writing of this decision.


There being no further business, the meeting adjourned at 3:30 p.m.

Respectfully submitted,



Robt E. Bekeart
Executive Secretary

APPROVED:



AARON M. CHANEY
Chairman