

SUMMARY OF PROCEEDINGS
SECOND MEETING OF 1962
REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Treasury & Regulation
State of Hawaii

February 20, 1962

Chairman Aaron M. Chaney, presiding, called the meeting to order at 9:50 a.m. in Room 205 Empire Building, Honolulu 13, Hawaii.

Present were: Aaron M. Chaney, Chairman
Yukio Kashiwa, Oahu Member
Jack K. Palk, Oahu Member
Erling P. Wick, Maui Member
Hirotoshi Yamamoto, Oahu Member

Excused: Dorothy S. Ahrens, Kauai Member

Robt E. Bekeart, Executive Secretary
Hannah Furuta, Recording Secretary

ORDER OF BUSINESS

In the opening proceedings Mr. Palk reported that he had been invited by the Honolulu Realty Board to sit on the board's 1962 Legislation Committee in an advisory capacity. The Chairman, Mr. Chaney, felt that the Commission should be in close contact with the committee and cooperate with the board in legislative matters. The members unanimously supported the Chairman's position.

MINUTES OF PREVIOUS MEETING

Mr. Palk moved approval of the minutes of the January 17, 1962 meeting, seconded by Mr. Yamamoto. Motion carried.

FEBRUARY EXAMINATION

Executive Secretary gave an oral report on the conduct of the examination last Saturday at Robert Louis Stevenson cafetorium. Applications were processed for 161; 130 presented themselves to take the salesman's test. He further reported to the members that he would proctor the examinations in Hilo on February 24 for both brokers and salesmen and that he wanted to inform the Commission that the Hilo salesman examination booklet will be slightly different than the one used in Honolulu.

BROKER APPLICANTS SUBMITTING AFFIDAVITS

The members reviewed the applications and supporting documents of:

Charles Patterson, Jr.
Marguerite Mapes

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and in testing the information submitted against the Commission policy of June 15, 1960 found the above two applicants qualified to write the February 24, 1962 examination. Mr. Wick moved the approval of the applications; Mr. Yamamoto seconded. Carried unanimously.

RECO FACILITIES

By directive the Commission was notified that the contracted movers will be ready at 8:00 a.m. on Tuesday, February 27, 1962 to move equipment, files and other material to the new location 313 South Beretania St., which is the display room of the old Schuman Carriage Building.

The Chairman reported on Dr. Silva's call to him advising him of the move to relocate the administrative workings. Mr. Chaney wanted to assure the state that they could stay on into early March if relocation plans became involved.

The Executive Secretary advised the members of notices that were being published for guidance of licensees and public.

In the matter of proper control over the inventory reporting of Commission equipment the Executive Secretary believed that some sort of a system which transfers the inventory of the Commission to the Department of Treasury and Regulation should be explored. Chairman suggested that an outside sign painter be hired to properly stencil, for identification purposes, all large piece of office equipment.

EQUIPMENT PURCHASE

The Executive Secretary requested authority to purchase a pair of two-drawer file cabinets as allowed in the quarterly budget. Cost for this equipment is approximately \$200.

Members suggested that the Executive Secretary study other necessary equipment needs on a long-range projection and present his findings at the next meeting.

REVISION OF CORPORATION/PARTNERSHIP APPLICATION FORM

Executive Secretary recommended that a committee of Oahu members be appointed to complete this project. Mr. Palk volunteered to work with the Executive Secretary and present an appropriately revised and acceptable form at the next meeting.

SUBDIVISION REGISTRATIONS

Executive Secretary reported on the registration of the SHOW LOW PINES - UNIT FIVE subdivision in the north east corner of Arizona.

The EWA LANI HOMES subdivision in the Ewa Beach community of Oahu was also registered yesterday, February 19, 1962.

The Executive Secretary noted that the internal processing of subdivision registrations was being studied and an outline would be presented at the next meeting.

DIVISION OF PROFESSIONAL AND VOCATIONAL LICENSING

Executive Secretary reported that the announcement was made by departmental directive that the Commission Investigator, Dick H. Okaji had been appointed to the position of Acting Administrator of the division.

CONDOMINIUM REGISTRATION

Registration No. 2 on behalf of the MARQUESAN, a project of Rejess Corporation, Ltd. at 3056 Kalakaua Avenue was reported by the Executive Secretary.

Special Deputy Attorney General Henry H. Shigekane spoke to his letter of February 20, 1962 in which he concluded that a Preliminary Public Report should not be issued on "The MARQUESAN".

After considerable discussion Mr. Palk moved that a policy be adopted whereby the Commission accepts the responsibility of issuing preliminary reports for the purpose of testing the market where a horizontal property regime has been filed. He further stated that the condominium project would have to satisfy certain conditions and requirements within the preliminary reporting procedure. Mr. Yamamoto seconded the motion. Carried with Mr. Kashiwa recording "no."

Chairman appointed a committee with Mr. Palk serving as chairman to set up ground rules for minimum requirements for a preliminary report. The committee was to include Mr. Wick and Mr. Yamamoto who were to work with the Investigator on this project.

The agent for The MARQUESAN filing, Mr. Earle Spangler, presented himself to the Commission by invitation and was informed of the members decision that the filing of a condominium project, with certain limitations to be worked out by a committee, would be accepted within the framework of a preliminary report.

Registration material on behalf of WAIKIKI ROYAL was reported by the Executive Secretary. The Special Deputy Attorney General Shigekane commented on his discussion with the attorney Edward Y. C. Chun on February 19, 1962.

ENFORCEMENT ACTIVITIES

The Executive Secretary gave a short resume of enforcement matters that were listed as active items.

- a. Tiki Gardens Subdivision - an inquiry received from California Division of Real Estate who is investigating sales in their state.

- b. Executive Secretary reported on his February 8 inspection with county planning official Hiroshi Kasamoto of property in question.
- c. Aloha Estates Subdivision - in the Mountain View area was also inspected on February field trip in order to adjudge complaint procedures from out-of-state.
- d. Ainaloa Subdivision, as promoted by Downey California realtor Frank Beddoe was also reported on. Beddoe's appearance before California legislative body and his propaganda efforts were also discussed by Commission members.
- e. Glen I. Peyton, Jr. is presently in the news reporter's sights on the mainland. Information is out that a story on him in a national magazine will have "nationwide ramifications".
- f. Hawaiian Paradise Park Subdivision was the objective of Ohio's Assistant Director of Commerce during his recent official visit to Honolulu and Hawaii County.
- g. Hawaii Kai Development brought Sr. Deputy Commissioner Henry Block of California Division of Real Estate to Hawaii for field inspection.
- h. Angeles A. Fernandes, Broker, having been employed as a salesman-broker with Lawrence Oneha is now active in the industry.
- i. United States Postal Inspector Lyle Stall conferred with Commission staff on a matter confidential in nature but within the subdivision problem of County of Hawaii.

ADMINISTRATIVE PROCEDURES ACT

The material prepared by the Department of the Attorney General was studied by the members. The RULES FOR PRACTICE AND PROCEDURE as proposed for the Barbers Board was reviewed and filed as a possible guide should commission adopt such requirements.

RULES AND REGULATIONS

Mr. Kashiwa suggested that a special meeting for the purpose of studying rules and regulations be considered. There was a feeling that a meeting on the neighboring island of Hawaii, say at the Volcano House, would be a solution to this problem.

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34th ANNUAL NALLO CONFERENCE

Executive Secretary reported on the preliminary planning steps that had been taken in chartering aircraft, getting hotel accommodations and meeting rooms and how this information is being relayed to all interested parties.

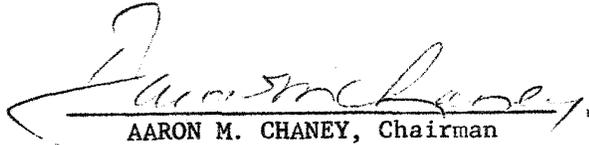
The meeting adjourned at 2:00 p.m.

Respectfully submitted,



Robt E. Bekeart
Executive Secretary

APPROVED:


AARON M. CHANEY, Chairman