

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

April 17, 1962

Chairman Aaron M. Chaney, presiding, called the meeting to order at 9:00 a.m. in the Board of Directors Room, Oceanic Properties, 401 Kamakee St., Honolulu 14, Hawaii.

In opening the proceedings the Chairman introduced William A. Beard, newly confirmed member of the Commission representing the Island of Hawaii. The members endorsed the Chairman's action of inviting Mr. Beard to attend the meeting having only learned of his confirmation by the Senate on Saturday, April 14, 1962.

Note was made also that Mrs. Dorothy S. Ahrens had been confirmed by the Senate to serve another term representing the Island of Kauai.

Present were: Aaron M. Chaney, Chairman  
Dorothy S. Ahrens, Kauai Member  
William A. Beard, Hawaii Member  
Yukio Kashiwa, Oahu Member  
Jack K. Palk, Oahu Member  
Erling P. Wick, Maui Member  
Robt E. Bekeart, Executive Secretary

ORDER OF BUSINESS

MINUTES OF PREVIOUS MEETING

The minutes of March 20, 1962 meeting were approved.

FINANCIAL REPORT

An exception was taken to the \$198.00 entry at the bottom of the report noting that amount - a return of fees - was added, rather than subtracted. The report was accepted, placed on file.

OLD BUSINESS

Administrative

- a. Letters of appeal and written petitions on February examination results were presented by the Executive Secretary on behalf of the following candidates:

BROKER

Audrey P. Bliss  
Jack G. Chang  
George A. K. Pang

Charles B. L. Pang  
Miyako Tsubota  
Marguerite Mapes  
Vivia B. Lee

SALESMAN

Charlotte Ecclesto

Robert A. Proctor

The Chairman, stressing the importance of putting properly qualified people into the industry suggested that the items on the agenda of lesser importance be set aside in order to allow the Commission to study the performance of candidates having filed a request for a review and possible re-consideration.

After considerable discussion on the content of the examinations, the time allotted to complete the tests and the source material for Commission approved questions and answers it was moved by Mrs. Ahrens, seconded by Mr. Palk that the matter be set aside from the agenda and that a committee be set up to study all aspects of the examination review problem, analyze the performance of applicants receiving a near-to-qualifying mark, evaluate problem areas in the test booklets and report its findings and recommendations to the Commission. Motion carried.

The Chairman appointed Mr. Yamamoto to head the study group with Mr. Kashiwa and the Executive Secretary as members. Mr. Yamamoto suggested that the Chairman should also sit in on these deliberations.

- b. After hearing a short report on the revising of the corporation/partnership application form, the Chairman directed that this matter be set aside. Mr. Palk will report on this task at a future date.
- c. The Chairman, exercising his prerogative, suggested that the matter of considering changes to Chapter 170 Rules and Regulations be put over to May 22 meeting. The members concurred. A request was to be made to have a draft of the Administrative Rules of Practice and Procedure prepared for the next meeting by Dick Okaji and staff, following the Board of Barbers' form.
- d. Executive Secretary reported on an April 12, 1962 meeting with Budget Analyst Carl Sakata. This Department of Budget and Review official, having had an opportunity to see more clearly the record and history of

the Commission's long-range planning, suggested that the way to revive interest in the Characteristics and Performance Study project and contract is by forwarding a new request for acceptance to the Treasurer and the Department of Budget and Review. He offered that the request should be documented with legislative reports and resolutions and the statement should show that funds had been allocated for this study in the Commission's 1961-62 operating budget. Mr. Sakata said the Commission should present the chronological history of increase in license fees, surplus that had accumulated because of this increase granted by Legislature and weight should be placed on the need for the study. The letter, over the Chairman's signature, is to be addressed to appropriate government officials.

The members accepted the administrative officer's report and it was moved that steps be taken at once, as outlined by Mr. Sakata, to revive official interest in the project.

- e. A report was presented on continuing development of local plans for October NALLO Honolulu Conference, discussions with Isabel Veech of Honolulu Realty Board and early delegations reporting on their proposed attendance.

#### Enforcement

The projects being monitored: ACME REALTY, INCORPORATED (Ebbtide Hotels), VANATTA REALTY COMPANY, LTD. (Waikiki Cabanas) and CENTRAL REALTY COMPANY, INCORPORATED (Beachwalk Terrace) had been subject of Executive Secretary's conference with Attorney General Kashiwa on April 16, 1962. On the advice of the state's chief law enforcement officer these cases would be set aside, pending adjournment of the Legislature. At a date before the FIFTH MEETING the Attorney General will cause each file to be re-opened and possible solutions found for either initiating charges of violation or dropping the matter. The oral report was accepted by the Commission.

The Executive Secretary reported that in the SURFTIDE-SKYLANE, INC. complaint versus CHAD DUNSTAN, broker-respondent, a letter was expected momentarily from the licensee giving his version of the problem.

#### NEW BUSINESS

##### Administrative

- a. The Executive Secretary had granted tentative approval to the following registrations:

CORPORATIONS

Realty Developers, Inc. - Jack G. Nosaka, RPB  
Breret & Holbrook, Ltd. - Barbara Holbrook, RPB

BRANCH OFFICES

Tsugio Tanigawa Realty, Branch - Jean M. Hatada, BIC  
Walter N. Clark, Branch - Andrew C. Nicoll, BIC

DBA's

Camacho Realty (Louise H. Camacho)  
Reyes Realty Co. (Clemente Reyes)  
Tsugio Tanigawa Realty (Tsugio Tanigawa)  
Optimum Realty Co. (Horace T. Sakamoto)  
Real Estate Associates (Harold G. Boyd)

Six subdivisions have been registered with the Commission since the March 20, 1962 meeting. Registration statements are on file for:

HAHAI-KAI MARINA UNIT NO. 2-A	Kaiser Hawaii-Kai Develop. Co.
ENCHANTED LAKES ESTATES UNIT 7-A	Island Construction Co., Inc.
EWA MARINA SUBDIVISION	Pacific Land Hui
FOSTER VILLAGE UNIT VI	E. F. Fitzsimmons, Ltd.
PAHALA VILLAGE First Series	Hawaiian Agricultural Co.
LUNA-KAI MARINA UNIT 6-A	Kaiser-Hawaii Kai Develop. Co.

The administrative officer's report was approved, his tentative authorization for licensees was confirmed.

- b. The licensing administrator's April 13, 1962 letter to the Chairman was discussed.

Mr. Kashiwa moved, Mr. Palk seconded that the suggested "Application for Restoration of Forfeited License" form be approved. It was the members' opinion that the third and last instruction at the bottom of the draft could be re-worked--there was a feeling that the sentence structure should be improved. Motion carried.

Mr. Yamamoto moved, Mrs. Ahrens seconded the motion that approval be granted authorizing the purchase of a letter-size file cabinet for real estate licensees' jackets. Motion carried.

The matter of Mr. Okaji's April 3, 1962 memorandum to the Executive Secretary on out-of-state travel for FISCAL 1962-63 was discussed. The members also heard the report on legislative action denying the request for Real Estate Commission fingerprint classification clerk.

April 17, 1962  
Page five

The Executive Secretary informed the Commission that this procedure of requiring fingerprints for identification could continue.

The Chairman instructed the Executive Secretary to contact Deputy Attorney General Rogers Ikenaga and establish some plan of action for creating Rules of Practice and Procedure which would be similar to the resource material on hand from the Barber Board.

Enforcement

- a. In the matter of the complaint of VIOLET C. KING against AARON M. CHANEY, the Chairman reviewed the case for the members. The Executive Secretary corroborated on those elements he was familiar with or had discussed with the Special Investigator's office of the Department of the Attorney General.

The members were of the opinion that the matter had been handled judiciously and directed the administrative officer to review the complaint, study the respondent's reply and verify where necessary then notify the Attorney General of the Commission's findings.

ADJOURNMENT

Meeting adjourned at 12:45 p.m.

Respectfully submitted,



Robt E. Bekeart  
Executive Secretary

APPROVED:



AARON M. CHANEY, Chairman