

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Treasury & Regulation  
State of Hawaii

MINUTES OF MEETING

Time: Tuesday, May 22, 1962

Place: Conference Room No. 1  
Department of Treasury & Regulation Building

Present: Aaron M. Chaney                      William A. Beard  
Mrs. Dorothy S. Ahrens              Hirotoshi Yamamoto  
Yukio Kashiwa                          Robt E. Bekeart, Exec. Secretary

Absent: Jack K. Palk, Excused  
Erling P. Wick, Excused

Call to Order: The meeting was called to order by the Chairman, Mr. Chaney, at 9:25 a.m.

Minutes: The minutes of the April 17, 1962 meeting were approved as circulated.

Financial Report: The departmental accounting of Commission's Financial Condition July 1, 1961 to April 30, 1962 was accepted, placed on file.

February 1962 Examinations: The Executive Secretary reported on the findings of Mr. Yamamoto's committee in reviewing examination results at a April 30, 1962 meeting.

The Commission found broker identification numbers 3, 14, 18, 26, 27, 31, 33, 35, 40 and 43 qualified. Licenses to issue.

The Commission also ruled that salesman identification number 83 was found qualified and the license to issue.

Mr. Yamamoto will review the performance of salesman applicants who failed to qualify in the written examination by a narrow margin of points.

Partnership and Corporation Application: Deferred until the next meeting.

Chapter 170 Rules and Regulations: Chairman directed Executive Secretary to move forward on this project with Special Deputy Attorney General Ikenaga as per the April 17 meeting decision.

Charac-  
teristics  
and  
Perform-  
ance  
Study:

Letter dated May 21, 1962 to Governor Quinn requesting his approval for the Commission to enter into a contract with the Bureau of Business Research, University of Hawaii, was discussed and signed by members present. The procedure to circulate information copies of the request to the President, University of Hawaii, Treasurer, Budget Director, Honolulu Realty Board and the Real Estate Advisory Committee was approved.

34th  
ANNUAL  
NALLO  
CONFER-  
ENCE:

Under a separate report, the chairman will advise the Governor on his accomplishments in attending the May 11-12 NALLO Board of Directors meeting in Minneapolis.

Mr. Chaney reported to the members that it was helpful to all for Hawaii to be represented and hear the latest developments from the Board of Directors and Roy Hays 1962 CONFERENCE PROGRAM COMMITTEE. The decision has been made to not use charter aircraft to transport delegates from West Coast to Hawaii. Further the question of alignment with Beverly Hills Travel Bureau and their Hawaii associate All-Travel, Inc., was reviewed and the ruling was that delegates were to work out their own plans, there would be no association with travel agencies, bureaus or services.

The chairman reviewed the highlights of what he felt Hawaii must shoulder in the way of responsibilities as 1962 GENERAL CONFERENCE COMMITTEE. He emphasized that there was a great deal of work to be done, that everyone must accept his share of the load in order to work for a successful conference. It is Mr. Chaney's intention to develop the planning aspect to a point where different members will have specific assignments. The Executive Secretary will be charged with the responsibility of coordinating the various tasks.

Monitored  
Waikiki  
Projects:

CENTRAL REALTY INCORPORATED, (Beachwalk Terrace) - Clarence Hamaishi is out-of-state in Japan. His return date to Hawaii is unknown at present.

ACME REALTY, INCORPORATED (Ebbtide Hotels) - No contact has been made with Attorney Norman C. Chung on status of various projects.

VANATTA REALTY COMPANY, LTD. (Waikiki Cabanas) - Mr. Vanatta, nor responsible principal broker, not contacted. Executive Secretary to meet with Attorney General to determine if charge of commingling can be sustained.

CHAD DUNSTAN, Realtor (Surftide-Skylane, Inc.) respondent. - Chairman reviewed his discussion with James L. Humpert, principal shareholder in Surftide-Skylane, Inc. Executive Secretary reported on respondent's letter answering Commission's request for his version of transaction. Investigative checks were made with Robert I. Lipski, C.P.A. (PEAT, MARWICK, MITCHELL & CO.) who audited Mr. Dunstan's records and found everything in order as far as accounting for funds entrusted to the broker. There was some discrepancy, however, based on a reported initial oral agreement or understanding between Mr. Humpert and the respondent, and it is the accounting in this specific area that the complaint is hinged on. The Executive Secretary also discussed this matter with Mr. Manuel Sylvester, C.P.A. (BAKER & GILLETTE) who has accounting responsibility for Surftide-Skylane, Inc. shareholders filing complaint.

The Commission directed that the investigation proceed. Mr. Bekeart will question Mr. Dunstan and then present his findings to the Attorney General in order to determine if there is enough in evidence and fact to proceed to a formal hearing.

Violet C. King Complaint:

Executive Secretary reported that this matter of Mrs. King's complaint against Aaron M. Chaney had been closed out with his memorandum to the Attorney General as the Commission had earlier directed

Division's Administrator's Communication:

The members reviewed the proposal on changing the Commission's stationery to be uniform with other boards and commissions. The decision was made that the present letterhead format on Commission stationery is to be retained.

The Commission directed the Executive Secretary to proceed with the project of assembling for publication, under one cover, the three laws, appropriate rules and regulations as well as the 1962 Roster of Licensed Brokers, Salesmen and Firms.

Cliff Krueger's Application:

It was the opinion of the members that Mr. Krueger does not meet the requirements for residence. Unless additional information is filed his application to take the June 30 salesman examination will be set aside. His eligibility to take the October 27, 1962 examination was established by the members.

V.D. CASTRO and CO. Proposal:

The members ruled that the proposal advanced by this firm which would authorize an unlicensed person to share in a commission would be in violation of the licensing statute.

Sub-division Registrations:

Thirteen subdivisions have been registered with the Commission since the April 17, 1962 meeting. Information is on file for:

- |                             |                                 |
|-----------------------------|---------------------------------|
| MANOA ACRES                 | MAKAKILO CITY, UNIT 1           |
| MARK TWAIN ESTATES #2       | PAWAA-KAI                       |
| PAHALA VILLAGE FIRST SERIES | AIKAHI PARK                     |
| KAUMANI-LANI                | WAIHONA ACRES                   |
| CAPE CORAL                  | CROWN TERRACE - Tract 1, Unit 2 |
| SHOW LOW PINES UNIT SIX     |                                 |
| SHOW LOW PINES UNIT ELEVEN  |                                 |

The Commission approved the administrative officer's procedure of dispatching letters accepting the registrations after the filing has been acknowledged and studied.

In order to keep the members informed of subdivisions and condominiums being filed, the Executive Secretary will establish an informal reporting system which will permit the Commission to have brief, descriptive information on each filing in order to answer basic questions that are put to them in their business circles.

New  
DBA's  
Corporation  
Partnership  
Licenses:

Commission confirmed the Executive Secretary's action granting tentative approval to:  
FOREMOST BROKERS - REAL ESTATE, INC. - Frank W. C. Loo, RPB  
Bert N. Watamura dba WATAMURA REALTY Gloria C. S. Lee dba PALACE REALTY

NALLO  
WESTERN  
DISTRICT  
CONFERENCE:

The Executive Secretary announced that it was possible for him to attend the June 14-16 regional meeting in Seattle. The Commission ruled that inasmuch as this out-of-state travel had been programmed in the budget, the administrative officer should attend.

ADJOURNMENT:

The meeting was adjourned at 1:15 p.m.

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Robt E. Bekeart, Executive Secretary  
(6/13/62)

APPROVED: Date \_\_\_\_\_

\_\_\_\_\_  
Aaron M. Chaney, Chairman

REB/bc