

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

MINUTES OF MEETING

Date: Monday, August 10, 1964

Place: Conference Room, 424 South Beretania Street
City and County of Honolulu, Hawaii

Present: Mr. Jack K. Palk, Acting Chairman Mr. Douglas R. Sodetani, Member
Mrs. Dorothy S. Ahrens, Member Mr. Robt E. Bekeart,
Mr. Yukio Kashiwa, Member Executive Secretary

Present by invitation:

Mr. Wesley F. Charlton, representing Hawaii Real Estate Association
Mrs. Mary V. Savio, representing Honolulu Board of Realtors

Absent: Mr. William A. Beard, Member

Call to Order: There being a quorum, the Acting Chairman, Mr. Jack K. Palk called the meeting to order at 1:00 p.m.

Minutes: UPON MOTION, the minutes of the Wednesday, July 16, 1964 meeting were approved.

Motion carried unanimously.

Business LICENSING (Sections 170-1 through 170-14)

Out of

Minutes:

RULES AND REGULATIONS - The Acting Chairman reported that an unusually busy schedule has prevented him from conferring with the Office of the Governor on certain parts of the proposed rules and regulations that are of interest to Governor Burns. Mr. Palk noted that he would try to give this matter due attention before the next Commission meeting.

JUNE 23, 1964 EXAMINATIONS - The Executive Secretary reported that letters announcing the results of the June 23 tests had been sent out July 29, 1964. As of the date of this meeting, August 10, seven (7) Broker certificates and forty-nine (49) Salesman certificates have been issued. The Executive Secretary reported that the Commission had received an appeal against the scoring from Salesman applicant Gregory Tong. It was also noted that Cornelius Mulder, by letter statement, asked the Commission to waive the two years apprenticeship he must serve as a Salesman. The Executive Secretary is to process these communications within the framework of established Commission policy.

SUBDIVISIONS (Section 170-30 through 170-38)

COLORADO CITY DEVELOPMENT - The Executive Secretary reported that he was awaiting replies to letters he had sent to Mr. Keith Koske, Executive Secretary, Colorado Real Estate Commission and Mr. Damian P. Ducey, Secretary, Colorado Real Estate Commission and real estate industry leader and appraiser in the City of Pueblo, near the site of the subject development.

The Acting Chairman noted that the Commission should exercise great care in processing this registration, seeing that every effort is made with the planning authorities in the County of Pueblo to pin down the requirements of the municipality and whether the subdivider has complied with existing codes, ordinances and regulations.

CHRISTMAS VALLEY SUBDIVISION - The Executive Secretary advised the members that the registration on the subject development was vague and very general. He recommended that the registrant submit additional information on what specific units within the M. Penn-Phillips Co. holdings were to be offered for sale in Hawaii. It was recognized that this may mean that the registrant may have to file statements on all of the known eleven units in this development. The Commission instructed the Executive Secretary to advise the subdivider that the requirement is for each unit to be filed under a separate registration statement.

CONDOMINIUMS (Section 170A-1 through 170A-33)

HYATT HOUSE KAUAI - REGISTRATION NO. 9 - The Executive Secretary reported that on August 6, 1964, the Commission issued its SECOND FINAL AMENDED Supplementary Public Report on the subject County of Kauai project.

ALAELOA - (UNASSIGNED) - Counsel for the Developer has advised the Executive Secretary that amendments are being prepared for the documents or specimen documents initially filed with the Commission. It is likely that a Final Public Report will issue once the attorney is satisfied that he has submitted the final and complete set of papers.

THE KALANI - (UNASSIGNED) - The Executive Secretary stated that all documents and exhibits are in on this filing. A Final Public Report is to be worked up shortly.

New
Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS AND DBAs

UPON MOTION, the Commission ruled that the licenses tentatively authorized by the Executive Secretary for the

Corporation

Business Exchange, Ltd. - Carl Farden, Jr. RPB

Partnerships

(None)

DBAs

Tokio Uemoto, dba Tony T. Uemoto

Branch Office

Security Finance Company, Ltd. - "Del" Davis BIC
(Moanalua Shopping Center)

be issued.

SUBDIVISIONS

RECORD OF SURVEY 2190 - West of California City Boulevard (a county road #1662) in the unincorporated area of the County of Kern, California; 112 lots; developer - Title Insurance and Trust Company (Donald W. Clarke, Trust Officer, 433 So. Spring St., Los Angeles, California); selling agent - Waikiki Realty, Ltd., (George Yamashiro).

The Commission, reviewing the registration submitted on the subject offering, directed the Executive Secretary to advise the Developer that it is necessary to register the project under the revised Subdivision Registration Statement (RECO FORM 27).

WAIMEA VACATIONLAND - (First Increment) - The Commission accepted the registration on the subject offering; Kamuela, Waimea, South Kohala; County of Hawaii, State of Hawaii; 28 lots; developer - Kamuela, Inc., (Ellsworth F. Seto, Secretary, 1965 Kamehameha Avenue, Hilo, Hawaii); selling agent - The Realty Investment Co., Ltd. and Roy C. Blackshear, Realtor.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention on behalf of the following horizontal property regimes had been filed:

WAIKIKI IMPERIAL APARTMENTS - (UNASSIGNED) - 225-231 Liliuokalani Ave., Waikiki, City and County of Honolulu, Hawaii; 40 dwelling units; developer - Waikiki Imperial Apartments, Inc. (Ronald Yamane, President-Secretary, Kazuaki Tanaka, Vice President-Treasurer); selling agent - Manoa Realty.

HALE-O-KALANI - (UNASSIGNED) - North corner of Lilioukalani Avenue and Cleghorn Street, Waikiki, Honolulu, City and County of Honolulu, Hawaii; 40 dwelling units; developer - Yoshikawa Development Company, Ltd., (Takeo Yoshikawa, President-Treasurer; Hatsume Yoshikawa, Vice President, Setsue K. Thompson, Secretary); selling agent - Tropic Shores Realty.

HAWAII KAI CONDOMINIUM PROJECT - (UNASSIGNED) - At Kaalaki Marina Subdivision 1-E, Maunaloa, Honolulu, City and County of Honolulu, Hawaii; 8 dwelling units; developer - Kaiser Hawaii-Kai Development Co. (wholly owned subsidiary of the Henry J. Kaiser Company, Incorporated in the State of Nevada); selling agent - Kaiser Hawaii-Kai Development Co., Kaiser Realty Co., (Frank Yamamoto, RPB).

MAUI SANDS - (UNASSIGNED) - Westerly side of Honoapiilani Highway and northerly of Honokawai Stream, Lower Honokawai, Lahaina, County of Maui, State of Hawaii; 56 dwelling units; developer - Oceanside Properties, Inc., (Hal J. Hansen, President-Treasurer, Vernon T. Tashima, Executive Vice President and Secretary); selling agent - Hugh Menefee, Inc., Maui Realty Co., Inc., and Oceanside Properties, Inc.

MAKIKI WINDS APARTMENTS - (UNASSIGNED) - At 1642 Kewalo Street, Makiki, Honolulu, City and County of Honolulu, Hawaii; 27 dwelling units; developer - Limco, Ltd., (Sung Hi Lim, President, Tai Hi Lim, Vice President, Lily S. M. Lim, Secretary-Treasurer); selling agent - Limco, Ltd.

Investigations:

Investigation Report RE-117, Esther C. Vento - The Commission accepted the report for information, without any action, noting that there did not appear to be any implementing facts to support a charge of misrepresentation.

Investigation Report RE-121, Ferry and Associates Realty Corporation - The Commission accepted the report for information. It was noted that no action was to be taken on the basis of the information submitted.

Investigation Report RE-122, Bishop Realty, Inc. - The investigation report was received for information. The consensus was that the matter had been resolved and there was no need for action by the Commission.

Investigation Report RE-125, K & H Realty - Having reviewed the report the Commission concluded that no action was necessary. The investigation report is accepted for information.

In closing out the Investigation portion of the proceedings the Commission went on record to state that all members appreciate being mailed copies of the Investigation Reports.

Miscellaneous:

SUBDIVISION REGISTRATION STATEMENT - The Executive Secretary reported that RECO FORM 27 (Rev. May 1964) was now in supply and developers were submitting their projects under the new requirement. Response from both the out-of-state and in-state subdivider has been favorable and the revised Subdivision Registration Statement is considered to be a very workable document.

PROPOSED FEE INCREASE - No further information is available on the increase in fees that the Commission approved at its June 22, 1964 meeting. The Department of the Attorney General is working up the format under which increases in fees of boards and commissions is to be submitted to the Governor.

POWER OF ATTORNEY DISCUSSION - There has been no further action taken on getting an opinion from the Department of the Attorney General in the matter of Hawaiian Parks, Inc., and Hawaiian Beaches, Inc., delegating their authority as owner to a non-licensee who has sold this offering in the lobbies of Hilo hotels.

1964 ANNUAL NALLO CONVENTION - The Executive Secretary reported that out-of-state travel funds have been earmarked for one representative of the Commission to attend this November 3-6, 1964 meeting at the Statler-Hilton Hotel in Los Angeles. Mr. Palk, the Acting Chairman, has been designated as Hawaii's representative to attend the 36th ANNUAL NALLO CONFERENCE.

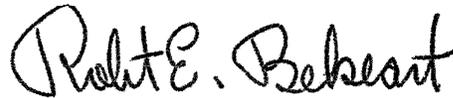
Date of Next Meeting:

UPON MOTION, the Commission ruled that the next meeting would be held in the County of Maui, September 25-26, 1964.

Motion carried unanimously.

Mr. Sodetani is making the necessary plans, which will include a no-host luncheon with all Valley Island licensees and others interested in the activities and functions of the Commission.

Adjournment: There being no further business to transact, the Acting Chairman declared the meeting adjourned at 2:30 p.m.

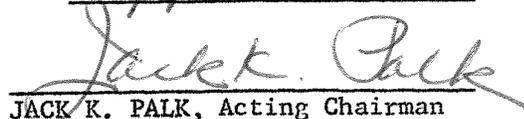


ROBT E. BEKEART
Executive Secretary

APPROVED BY THE COMMISSION

Date

9/25/64


JACK K. PALK, Acting Chairman

REB:sw 9/24/64