

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

MINUTES OF MEETING

Date: Tuesday, October 13, 1964

Place: Conference Room, 424 South Beretania Street, Honolulu, Hawaii

Present: Mr. Jack K. Palk, Chairman      Mr. Douglas R. Sodetani  
Mrs. Dorothy S. Ahrens      Mr. Harold J. Silva  
Mr. William A. Beard      Mr. William H. C. Young  
Mr. Yukio Kashiwa      Mr. Robt E. Bekeart, Exec. Secy.  
Mr. George P. Siu, Deputy Attorney General

Present by Invitation:

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

Call to Order: There being a quorum, the Chairman, Mr. Jack K. Palk, called the meeting to order at 10:00 a.m.

The Chairman recognized the presence of two new City and County of Honolulu appointees to the Commission, Mr. Harold J. Silva, Broker, and Mr. William H. C. Young, Broker.

The Chairman also noted for the record that Mr. Yukio Kashiwa, member from the City and County of Honolulu, had been re-appointed to the Commission on September 23, 1964.

It was further reported that on September 29, 1964, the Governor, in accordance with Section 170-3, RLH 1955, Amended, appointed Mr. Jack K. Palk as Chairman of the Commission.

Minutes: UPON MOTION, the minutes of the Friday-Saturday, September 25-26, 1964 meeting in the County of Maui were approved. Motion carried unanimously.

Financial Report: The Commission noted the Financial Report of the Real Estate Commission as of August 31, 1964 as received.

Business Out of Minutes: LICENSING (Sections 170-1 through 170-14)

RULES AND REGULATIONS - For the benefit of Mr. Silva and Mr. Young, the Chairman gave a brief review of the background of the Commission's efforts to improve and strengthen existing regulations.

It was noted that the proposed changes to the rules and regulations had been forwarded through channels to the Executive Chambers. There was agreement that the Chairman would contact the Director, Mr. Hashimoto, for a determination

on how approval of the new regulations could be expedited. A further possibility is that the Chairman and Mr. Kashiwa would seek an audience with the Governor on this matter.

OCTOBER 20, 1964 EXAMINATIONS

Salesman Applicants - Failure to Meet Residence Requirements  
The Executive Secretary reported that he had reviewed certain applications with the Chairman and as a result of this conference he recommended that the applications of William Lee De Vore and (Mrs.) Shirley Ann Stephens be rejected on the grounds that the applicants did not meet requirements of the Commission.

The Commission accepted the report of the Executive Secretary.

Broker Applicants Seeking Waiver of Two Year Apprenticeship Requirement - The Commission, with the guidance of the Chairman, reviewed five (5) applicants' files, who requested permission to sit for the examination without having the required two years apprenticeship under a Hawaii broker.

The Commission accepted, with approval, the applications and supporting information submitted by the following:

Richard Dole  
Yoshiharu Hirashima

The Executive Secretary was directed to advise the two above applicants to report to the examination site.

The Commission rejected the applications and supporting information submitted by the following:

James H. Brittain - has compiled only fourteen (14) months experience as an actively engaged salesman employee of a Hawaii broker. No supporting material to warrant consideration of a waiver.

Barbara F. Dew - nothing submitted to offset the fact that the applicant's experience falls two (2) months short of the time required for those to be considered under the waiver policy.

Eileen Memory - accumulated approximately twenty-one (21) months as a salesman under a Hawaii broker. Supporting information submitted favored applicant's experience in the field of accounting and this could not be accepted in lieu of time actively engaged as a licensed salesman in real estate.

Ronald F. Peart - qualifications in the field of land planning, development and merchandising was acknowledged, but active engagement time as a salesman employee under Hawaii broker is weak.

The Executive Secretary was instructed to notify the four applicants above of the Commission's action.

Statewide Examination Facilities - The Executive Secretary reported the Examination Branch had secured the following sites:

- City & County of Honolulu - Ala Moana Banquet Hall
- County of Hawaii (Hilo) - C. Brewer Training Center
- County of Hawaii (Kailua-Kona) - Hawaii National Guard Armory
- County of Kauai - Lihue Police Station Squad Rm.
- County of Maui - County Water Board  
Conference Room, NASKA

SUBDIVISIONS (Sections 170-30 through 170-33)

The Executive Secretary reported that there were no subdivision transactions carried over from the previous meeting.

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

REGISTRATION NO. 42 - KAPIOLANI TOWN HOUSE - The Executive Secretary reported that on October 1, 1964 the Commission issued its Final Public Report on this project.

REGISTRATION NO. 43 - MAKIKI WINDS APARTMENTS - The Executive Secretary reported that on October 7, 1964 the Commission issued its Preliminary Public Report on this project.

UNASSIGNED - LEILANI CONDOMINIUM - The Executive Secretary reported that no document had been published on this project. Examination of required document in this registration is underway.

New Business:

NEW CORPORATIONS, PARTNERSHIPS AND DBAs

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

Corporations

- Aloha Aina Realty Corporation - Mary Ann Nevels, RPB
- C & K Enterprises - Kazuo Kohatsu, RPB

Partnership

- Tyrrell & Schrader - Dorothy H. Tywell, RPB

Branch Office

- Norman Tang Realty, Br. Off. - Peter J. Chun, BIC

be issued and his action ratified.

Motion carried unanimously.

SUBDIVISIONS

The Commission accepted as complete the registrations submitted on the following projects:

LAWSON VALLEY ESTATES - Jamul, County of San Diego, California; 31 lots; developer-Lawson Valley Estates-Harry Goldman, Secretary; selling broker-none identified. Lots to be sold through brokers licensed in State of Hawaii.

LUNALILO PARK SUBDIVISION - UNIT I - Maunaloa, City and County of Honolulu, Hawaii; \_\_\_\_\_ lots; developer-Kaiser Hawaii-Kai Development Company; selling broker-Kaiser Hawaii-Kai Development Company and Kaiser Realty Company.

LUNALILO PARK SUBDIVISION - UNIT III - Maunaloa, City and County of Honolulu, Hawaii; \_\_\_\_\_ lots; developer-Kaiser Hawaii-Kai Development Company; selling broker-Kaiser Hawaii-Kai Development Company and Kaiser Realty Company.

Note: Total of 368 lots in UNITS I and III

HAWI VILLAGE SUBDIVISION - Hawi, North Kohala District, County of Hawaii, Hawaii; 42 lots; developer-Kohala Sugar Company, Inc.; selling brokers-none. Plantation offering lots for sale to its employees.

MAUNAWILI SUBDIVISION - Kailua, City and County of Honolulu, Hawaii; 330 lots; developer-Centex-Trousdale Company; selling broker-Hawaiian Housing Corporation.

PUA NANI SUBDIVISION - Waimea, South Kohala District, County of Hawaii, Hawaii; 206 lots; developer-Nohea Corporation; selling broker-Roy C. Blackshear.

CONDOMINIUM

(UNASSIGNED) - KHB BUILDING - Twenty-one (21) fee simple units; corner of Young and Punahou Streets, Pavaa, Honolulu, City and County of Honolulu, Hawaii; developer-KHB Investments, Inc. - c/o Norman K. Chung and Philip T. Chun; selling agent - Arthur Zane.

Investigations: RE-141, KAMILOLA, INC. - The Commission accepted the Investigation Report of September 29, 1964 but noted that there was no need for action to be taken.

RE-130, EAST-WEST REALTY - The Commission accepted the October 2, 1964 Investigation Report as distributed but recommended that no action be taken.

RE-139, DAVIS, CLARKE (California Land Company) - The Commission accepted the October 6, 1964 Investigation Report and set this matter aside to be considered at the next meeting. It was agreed that investigation into all Antelope Valley land offerings made in this jurisdiction should be actively probed by the staff.

Miscellaneous: POWER OF ATTORNEY APPARATUS - The Chairman, referencing the minutes of the meetings of May 19, 1964, June 22, 1964 and August 10, 1964, where the Hawaii County selling apparatus of Hawaiian Beaches Subdivision and Hawaii Parks Subdivision was operating under loosely drawn power of attorney documents, noted that the Commission had not received any statement from the Attorney General on this matter. In keeping with the suggestion of Mr. George Siu, Deputy Attorney General, the Executive Secretary was instructed to request an opinion from the Attorney General on the problem at hand.

EXAMINATION SCHEDULE - 1965 - The Executive Secretary asked the Commission to accept the following recommendations for dates of examinations to be given throughout the State in calendar year 1965:

- Tuesday, March 23, 1965
- Tuesday, June 22, 1965
- Tuesday, October 26, 1965

The Commission approved the examination schedule.

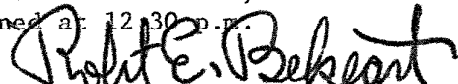
BISHOP REALTY - Foster Village Branch Office - The Chairman reviewed the August 12, 1964 letter of Alexander H. F. Castro, President, Bishop Realty, Inc., to Fred Lee, Director, Planning Department, City and County of Honolulu, in which a request was made for the Director to consider granting a variance to the real estate agency for the continuation of a real estate office selling new construction homes from 1491 Haloa Drive, a residential area.

The Chairman directed the Executive Secretary to contact the Planning Director, Mr. Lee, and determine what position the municipal authorities will take on Mr. Castro's request.

1965 LICENSE RENEWAL PROJECT - The Executive Secretary reported that the Licensing Branch is making preparation to mail out 1965 Applications for Renewal on or about November 1, 1964.

Date of Next Meeting: The next meeting is called for 10:00 a.m., Wednesday, November 18, 1964 to coincide with the first registration day of the Pan Pacific Real Estate Conference, Hilton Hawaiian Village Hotel.

Adjournment: There being no further business to transact, the Chairman declared the meeting adjourned at 12:30 p.m.

  
 ROBT E. BEKEART  
 Executive Secretary

APPROVED BY THE COMMISSION  
 Date \_\_\_\_\_

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 JACK K. PALK, Chairman