

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

MINUTES OF MEETING

Date: Tuesday, January 19, 1965

Place: Public Utilities Hearings Room, 1225 Miller Street
Honolulu, Hawaii

Present: Mr. Yukio Kashiwa, Vice Chm. (Oahu) Mr. Douglas R. Sodetani (Maui)
Mrs. Dorothy S. Ahrens (Kauai) Mr. Harold J. Silva (Oahu)
Mr. William A. Beard (Hawaii) Mr. William H. C. Young (Oahu)

Mr. George P. Siu, Deputy Attorney General
Mr. Robt E. Bekeart, Executive Secretary

By Invitation:

Mr. Wesley F. Charlton, representing Hawaii Real Estate Association
Mrs. Shirley B. Olds, representing Honolulu Board of Realtors

Absent: Mr. Jack K. Palk, Chairman (Oahu) - authorized absence

Call to Order: There being a quorum, the Vice Chairman, Mr. Yukio Kashiwa, called the meeting to order at 1:30 p.m.

Minutes: UPON MOTION, the minutes of Friday, December 18, 1964 were approved as circulated.

Motion carried unanimously.

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

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

RULES AND REGULATIONS - The regulations were approved by Governor John A. Burns on December 24, 1964. As required by law, the approved Rules and Regulations were transmitted to the office of the Lieutenant Governor, being received there on January 13, 1965. After resting at the Lieutenant Governor's office for the statutory period of ten (10) days, the regulations became effective January 23, 1965.

The Rules and Regulations are to be reproduced for distribution to each active and inactive licensee.

1965 RENEWAL APPLICATIONS

	<u>Applications Mailed</u> <u>11/16/64</u>	<u>Renewed to Date</u> <u>1/18/65</u>
Salesman	1,659 (active/inactive)	1,551
Broker	1,193 (active/inactive)	1,156
	Total	<u>2,707</u>
Salesman - forfeiture		109
Broker - forfeiture		<u>38</u>
	Did not renew:	147

SUBDIVISIONS (Section 170-30 through 170-38)

COLORADO CITY UNIT NO. 1 SUBDIVISION - Implementing the action of September 25, 1964, the Commission noted the receipt of the required Subdivision Registration Statement on the 1,409 lots in the UNIT NO. 1 increment of the development.

COLORADO CITY UNIT NO. 2 SUBDIVISION - Implementing the action of September 25, 1964, the Commission noted the receipt of the required Subdivision Registration Statement on the 252 lots in the UNIT NO. 2 increment of the development.

COLORADO CITY UNIT NO. 3 SUBDIVISION - Implementing the action of September 25, 1964, the Commission noted the receipt of the required Subdivision Registration Statement on the 336 lots in the UNIT NO. 3 increment of the development.

ANELA LANI SUBDIVISION - The subdivider has submitted a notice in affidavit form changing the name of this Waiakea Homesteads Subdivision of 27 lots from KOMOHANA STREET LOTS-INCREMENT I SUBDIVISION to ANELA LANI SUBDIVISION.

EDEN ROC ESTATES SUBDIVISION - The subdivider, having been advised of the violation of Section 170-35, has, through counsel, Mr. Luman N. Nevels, orally reported to the Commission that immediate action will be taken to correct the "Guarantee" language in the multi-colored brochure by giving notice to all holding the publication that the Commission has not approved or endorsed the subdivision. Further, Mr. Nevels assures the Commission that he will prepare a statement correcting the misstatement for the commissioners' acceptance and said draft will be forwarded shortly.

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

REGISTRATION NO. 51, MAKAHA BEACH CABANAS - The Developer, having need to materially change his building plans, requests the Commission to issue a supplemental report on this project. Correspondence on the changes to be incorporated have been filed with the Commission and a Supplementary Public Report is being written up for promulgation.

New
Business:NEW CORPORATIONS, PARTNERSHIPS AND DBAs

UPON MOTION, the Commission ruled that the licenses tentatively authorized for the following be approved ratifying the action of the Executive Secretary:

Corporation

Paul Simpson Realty, Inc.

E. Paul Simpson, RPB

Partnerships

(None)

DBAs

John Van Cott

dba

Van Cott Realty

Peter Kimura

dba

Peter Kimura Realty

Motion carried unanimously.

There was no Branch Office transactions.

SUBDIVISIONS

UPON MOTION, the Commission accepts as complete the registration statements filed on the following subdivisions:

RECORD OF SURVEY 2506 SUBDIVISION (HOLIDAY VALLEY) - Gorman, Kern County, California; 64 parcels (area of average lot: 2½ acres); subdivider-Monarch Investment Company, (Lawrence E. Kagan, President, 8500 Wilshire Boulevard, Room 814, Beverly Hills, California); selling agent-no Hawaii broker identified.

RECORD OF SURVEY 2509 SUBDIVISION (HOLIDAY VALLEY) - Gorman, Kern County, California; 54 parcels (area of average lot: 2½ acres); subdivider-Monarch Investment Company, (Lawrence E. Kagan, President, 8500 Wilshire Boulevard, Room 814, Beverly Hills, California); selling agent-no Hawaii broker identified.

RECORD OF SURVEY 2580 SUBDIVISION (HOLIDAY VALLEY) - Gorman, Kern County, California; 126 parcels (area of average lot; 2½ acres); subdivider-Monarch Investment Company, (Lawrence E. Kagan, President, 8500 Wilshire Boulevard, Room 814, Beverly Hills, California); selling agent-no Hawaii broker identified.

ENCHANTED HILL ESTATES UNIT IV SUBDIVISION - Kalanao, Ewa, City and County of Honolulu, Hawaii; 69 lots; subdivider-Island Construction Co., Inc. (Larry L. Bortles, Vice President, 910 Ala Moana Blvd., Honolulu, Hawaii); selling agent-Joe R. Pao Realty Company.

HAILEMAILE SUBDIVISION - Hailemaile, District of Makawao, Maui County, Hawaii; 161 lots; subdivider-Maui Pineapple Company, Limited (Harold M. Morley, Director of Operations, Maui Pineapple Company, Ltd.; Kahului, Maui, Hawaii)

Note: The January 19, 1965 letter over Mr. Morley's signature identifying and describing the subdivision is accepted temporarily in lieu of the registration statement to be completed and submitted.

Motion carried unanimously.

CONDOMINIUMS

REGISTRATION NO. 52 - INTERNATIONAL COLONY CLUB NO. 2 - Final
Public Report on this project issued December 30, 1964.

REGISTRATION NO. 53 - NAPILI SHORES HOTEL - Final Public Report
on this project issued December 31, 1964.

Notices of Intention have been filed on behalf of the following Horizontal Property Regimes:

(UNASSIGNED) - WHITE PEARL APARTMENTS - 98-142 Lipoa Place,
Kalauao, Ewa, City and County of Honolulu, Hawaii; leasehold;

42 one-bedroom apartments; developer-White Pearl Apartments, Inc. (Edward K. Jensen, 871 Kapiolani Blvd., Rm. 7, Honolulu, Hawaii); selling agent-stockholders/investors will own units.

UNASSIGNED-999 WILDER - 999 Wilder Avenue, Makiki, City and County of Honolulu, Hawaii; fee simple; 85 apartments; developer-partnership agreement: Swinerton & Walberg Company, 200 Bush Street, San Francisco, California; E. W. Westgate Company, Inc., 200 Bush Street, San Francisco, California; and E. W. Patridge, 1441 Kapiolani Boulevard, Honolulu, Hawaii; selling agent-Bishop Realty, Inc.

Miscellaneous:

ANTELOPE VALLEY LAND SALES - The Executive Secretary reported that there have been no complaints on this out-of-state land offering scheme. He stated that the survey of various offices offering these lands for sale had not been expanded from earlier exploratory checks he had made.

POWER OF ATTORNEY APPARATUS - The Deputy Attorney General reported that he was still doing his case and report research on the problem and at this moment he was unable to present an expression in writing.

1965 LEGISLATIVE PROGRAM - The Executive Secretary reported that he had suggested to the Department that the Commission may consider submission of proposed legislation to raise the present fee of \$1.50 charged for reissuance of a license to \$3.00. This particular activity represents a tremendous number of changes to the licensing records throughout the year.

DAVE ROBERT FORD APPLICATION - The applicant's communication of January 13, 1965 was given in digest form to the members. Noting that the applicant believed Item No. 10 in the Salesman application form was answered correctly, the Commission ruled that this matter of interpreting Section 170-7; subparagraph (b) and a review of the file should be passed to the Chairman for study and comment.

The Oahu members could meet at the call of the Chairman to give this matter additional attention, their findings and suggestions to be communicated to the neighboring island members for comment and approval.

COUNTY OF KAUAI MEETING - The Executive Secretary was instructed to explore the possibility for the Commission to meet on the Garden Isle during the second week of May, 1965. The dates of May 14 - 15 were tentatively designated as the time to inspect condominium projects, conduct site inspections of subdivisions, and confer with licensees and government officials on new statutes and recently approved rules and regulations.

Date of

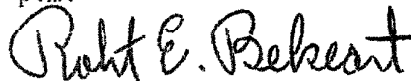
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Meeting:

1:30 p.m., Tuesday, February 16, 1965.

Adjournment:

There being no further business to transact, the Vice Chairman declared the meeting adjourned at 3:45 p.m.



ROBT E. BEKEART, Executive Secretary

APPROVED BY THE COMMISSION

JACK K. PALK, Chairman