

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

MINUTES OF MEETING

Date: Tuesday, April 20, 1965

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

Present: Mr. Jack K. Palk, Chairman (Oahu) Mr. Harold J. Silva (Oahu)
Mr. Yukio Kashiwa, Vice Chairman (Oahu) Mr. Douglas R. Sodehani (Maui)
Mrs. Dorothy S. Ahrens, (Kauai) Mr. William H. C. Young (Oahu)
Mr. William A. Beard, (Hawaii)
Mr. George P. Siu, Deputy Attorney General
Mr. Robt E. Bekeart, Executive Secretary

By Invitation

Mrs. Arlene Ellis, representing Hawaii Real Estate Association
Mrs. Shirley B. Olds, representing Honolulu Board of Realtors

Absent: None

Call to Order: There being a quorum the Chairman, Mr. Jack K. Palk, called the meeting to order at 1:30 p.m.

Minutes: The minutes of the meeting of Thursday, March 18, 1965 were approved as presented to the agenda.

Financial Report: The report for the month of March, 1965 was noted as received.

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

MARCH 23, 1965 EXAMINATIONS

Executive Secretary reported statistics on applicants appearing for examination:

	<u>Salesman</u>	<u>Broker</u>
City and County of Honolulu	331	47
County of Hawaii (Hilo)	15	1
County of Hawaii (Kailua-Kona)	4	-
County of Kauai	-	-
County of Maui	3	-
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Total Examined	353	48

The Executive Secretary presented EXHIBIT "A" which showed the ranking of the forty-eight (48) candidates for a real estate broker license.

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UPON MOTION, the Commission ruled that the following applicants for real estate broker license were found qualified in the March 23, 1965 written examination:

<u>Name</u>	<u>ID No.</u>
1. ACKERMAN, Douglas	403
2. DEW, Barbara F.	449
3. FURUKAWA, Kazumi	414
4. LEE, Charles Y. M.	443
5. MARX, Benjamin L., Jr.	432
6. MAU, Norman K. F.	423
7. SHONKEIR, Constance B.	434
8. WONG, Thomas Y. W.	447
9. YAMURA, Fay F.	451
10. YOUNG, Jack E.	417

Motion carried unanimously.

The Executive Secretary presented EXHIBIT "B" which showed the ranking of three hundred and fifty-three (353) candidates for a real estate salesman license.

UPON MOTION the Commission ruled that the following applicants for real estate salesman license were found qualified in the March 23, 1965 written examination:

<u>Name</u>	<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>
1. ACKERMAN, Anne M.	148	23. DOERR, Jean P.	313
2. ALAMEIDA, Lorraine	229	24. DUNCAN, James A. W.	353
3. ALINA, Betty C.	220	25. DUNN, Bassil I.	292
4. ALLEN, Leroy R.	322	26. FRANTZ, Herbert H.	365
5. AOKI, Roy H.	297	27. FUJIMURA, Walter	257
6. ARAKAKI, Stanley K.	363	28. FUJIWARA, Leslie H.	285
7. ARAUJO, Edward	12	29. GARRETT, Philip J.	225
8. ARNEY, Vernon A.	261	30. GRADY, Helen F.	354
9. BABCOCK, James H.	23	31. GREEN, Robert M.	239
10. BOVEE, Ransom I.	242	32. GUILD, A. Thornton	216
11. BROWN, Elizabeth L.	282	33. HAMILTON, Lola M.	281
12. BUFFANDEAU, Marcia A.	286	34. HANDLEY, Ella Mae	361
13. BYRER, James W.	246	35. HARRIS, Harry N.	267
14. CATES, Robert E., Jr.	228	36. HART, William J., Jr.	210
15. CHAMBERLIN, Berton E.	320	37. HIRAI, Ralph J.	359
16. CHANG, Vernon K. K. C.	317	38. HIRAYAMA, Yukio	205
17. CHING, Han Hsin	221	39. HODDICK, Elizabeth A.	209
18. CHOCK, William W. S.	364	40. HOOD, G. Douglas	312
19. CHUN, Edwin W.	243	41. IMAHIRO, Richard S.	202
20. DAY, Mildred H.	288	42. JACOBSON, Oliver C.	305
21. DAY, Noel E.	268	43. JONES, Martha S.	351
22. DENMAN, Robert S.	340	44. KAJIOKA, Alvin M.	283

<u>Name</u>	<u>ID No.</u>	<u>Name</u>	<u>ID No.</u>
45. KAWAHARA, Barney J.	244	78. OBATA, Richard T.	29
46. KAY, Claire M.	226	79. ODOR, Barbara Lou	51
47. KIM, Melvyn	256	80. OKAMOTO, Esther S.	109
48. KIM, Richard D. K.	155	81. PAINE, Dennis A.	94
49. KRUMBHAAR, Charles C.	348	82. PATTERSON, James A.	132
50. KURIKI, Stanley E.	362	83. READ, Carlos	69
51. LUIS, Richard R.	42	84. REDDING, Victor Lee	129
52. LUIS, Robert	41	85. ROGERS, Charles O.	43
53. KWOCK, Randall W. K.	277	86. SAKAKI, John M.	190
54. LAESSLE, Elaine L.	289	87. SALISBURY, Lawrence E.	72
55. LEE, Kenneth J.	269	88. SANTIAGO, Nola L.	149
56. LEE, Oren A.	332	89. SHIRAKI, Hilda K.	134
57. LEE, Patrick	294	90. SHIMIZU, Lillian S.	55
58. LENARDSON, William O.	240	91. SING, Dora A.	136
59. LEWELLEN, Richard J.	265	92. ST. CROIX, Clifford	22
60. LIGGETT, Tom	4	93. SUMIDA, Carl M.	127
61. MACNAMARA, Charles C.	170	94. TANG, Robert K. S.	121
62. McCLAIRE, Morton R.	131	95. TIEDEMAN, Harry J.	2
63. McKEE, Harry F.	135	96. TOMITA, Walter W.	114
64. McLAREN, Ennis C.	178	97. TREDWAY, Alice M.	172
65. McLAREN, Mary Lee	177	98. TRIPP, Colonel George W.	147
66. MILLER, Ivan Ora	137	99. VINCENT, Stanley J.	87
67. MILLER, Mary Ann	133	100. VISAYA, Laura B.	36
68. MIYAGI, Edward S.	49	101. von GUENTHNER, Gene	140
69. MIZUSHIMA, Harry M., Jr.	86	102. WATANABE, Carl T.	116
70. MOON, Violet K.	299	103. WATERMAN, Richard D.	106
71. MORGAN, John D.	150	104. WIEMER, Robert D.	104
72. MORISHITA, Doris S. K.	164	105. YANAGISAWA, Thomas Y.	18
73. NAKA, Irene Y.	93	106. YAP, Violet Yee	139
74. NAGASAKO, Tadato	16	107. YOSHIMURA, Helen Y.	75
75. NAKAMURA, Kenneth	110	108. YOSHIOKA, Eugene T.	185
76. NAKAYAMA, Mildred N.	91	109. YOSHIZAWA, Shozo	92
77. NEWHOUSE, Ernest H.	174	110. YOUNG, Beatrice M. H.	108

Motion carried unanimously.

SUBDIVISIONS (Sections 170-30 through 170-38)

KAHALUU TERRACE GARDENS SUBDIVISION - Kahaluu Valley, Honolulu, Hawaii; 66 residential lots; subdivider - Keneke Enterprises, Inc., (Kenneth S. Shioi, Authorized Officer or Agent, 712 Emily Street, Honolulu); selling agent - Okazaki Realty Co.

The Executive Secretary reported that the subdivision was inadvertently left off the agenda of the previous meeting.

LAKE MOHAVE COUNTRY CLUB ESTATES SUBDIVISION - Mr. Harold J. Silva reported on his examination of the registration material submitted on this Kingman Area, County of Mohave, Arizona project. He found the documents, exhibits and information in compliance with the requirements of our law.

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UPON MOTION the Commission accepts as completed the Subdivision Registration Statement on the two offerings above.

Motion passed unanimously.

CONDOMINIUMS (Section 170A-1 through 170A-44)

REGISTRATION NO. 58 - HOLIDAY MANOR - Final Public Report issued March 23, 1965.

REGISTRATION NO. 59 - THE MARINA CLUB - Final Public Report issued March 24, 1965.

REGISTRATION NO. 60 - 3003 KALAKAUA - Final Public Report issued March 24, 1965.

REGISTRATION NO. 61 - MOILILILI GARDENS - Final Public Report issued March 25, 1965.

REGISTRATION NO. 62 - VICTORIA MANSIONS - Final Public Report issued March 25, 1965.

REGISTRATION NO. 63 - THE CONSULATE - Final Public Report issued March 31, 1965.

REGISTRATION NO. 64 - PUNAHOU GARDEN APARTMENTS - Final Public Report issued April 1, 1965.

REGISTRATION NO. 65 - THE HI-SIERRA - Final Public Report issued April 1, 1965.

REGISTRATION NO. 66 - HARBOR VISTA APARTMENTS - Final Public Report issued April 2, 1965.

REGISTRATION NO. 67 - THE WOODROSE - Final Public Report issued April 2, 1965.

REGISTRATION NO. 68 - CONSTRUCTION EXCHANGE PACIFIC - Final Public Report issued April 6, 1965.

REGISTRATION NO. 69 - MOKULEIA BEACH COLONY - Final Public Report issued April 7, 1965.

REGISTRATION NO. 25 - TANTALUS VISTA APARTMENTS - Supplementary Public Report issued April 7, 1965.

The above information on projects carried over from previous proceedings was accepted by the Commission.

New Business:

LICENSING

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

C. Robert Clark & Associates, Inc. Mary Jane Dunstan, RPB

Partnership

Blackshear & Devine Roy C. Blackshear, RPB

DBAs

Frank S. Yamamoto	dba	Pupukea Realty
David K. Bent	dba	Bent Realty Co.
Helen K. Wilkinson	dba	Sunset Realty (Kailua-Kona)

Motion passed unanimously.

SUBDIVISIONS

UPON MOTION the Commission accepts as completed the Subdivision Registration Statements on the following projects.

AINA HAINA HIGHLANDS SUBDIVISION - Wailupe Valley, Aina Haina, Honolulu, Hawaii; 41 residential lots; subdivider - Theodore H. "Ted" Murray (1674 Paula Drive, Honolulu); selling agent - Cliff Realty, Inc.

CROWN TERRACE, TRACT I, UNIT 3 SUBDIVISION - Heeia, Kaneohe, Honolulu, Hawaii; 50 residential lots; subdivider - Heeia Development Company (George M. Hasegawa, Authorized Officer or Agent, 33 S. King Street, Suite 517, Honolulu); selling agent - George M. Hasegawa.

SUNSET BEACH SUBDIVISION - Sunset Beach, Kaunala, Koolauloa, Honolulu, Hawaii; 41 residential lots; subdivider - Aloha Homes, Inc. (C. O. Lum, Developer); landowner - Wonderland Hawaii, Inc. (Frank Felix, General Manager, Suite 594, Alexander Young Building, Honolulu); selling agent - Ed Klein, Inc.

HAIKU PLANTATIONS SUBDIVISIONS - Heeia, Koolaupoko, Kaneohe, Honolulu, Hawaii; 200 residential lots; subdivier - United Development Corp. (Theodore R. "Ted" James, Rm 416, First National Bank Bldg, Honolulu); selling agents - T. R. James; "Mike" McCormack and Gordon Damon.

ALII SHORES - SECTION "E" SUBDIVISION - Heeia, Koolaupoko, Kaneohe, Honolulu, Hawaii; 57 residential lots; subdivider - McCormack & Associates, Inc. and Lewers & Cooke, Inc. (T. F. McCormack, Authorized Officer or Agent); selling agent - T. F. McCormack.

HALE PUA SUBDIVISION - Palai and Kanoelehua Streets, Hilo, County of Hawaii, Hawaii; 27 residential lots; subdivider - Yoshino Matsuno and Thomas Nakahara (1965 Kamehameha Avenue, Hilo); selling agent - Thomas T. Nakahara.

HAAHIONE VALLEY UNIT 1-E SUBDIVISION - Maunaloa, Honolulu, Hawaii; 48 residential lots; subdivider - Davis Corporation (William H. Benge, Executive Vice President, Hangar 4 Yorktown Avenue, Honolulu); landowner - Bernice P. Bishop Estate; selling agents - Realty Sales, Waipahu Realty.

KAI NANI SUBDIVISION - Waialae-iki, Honolulu, Hawaii; 29 residential lots; subdivider - Bernice P. Bishop Estate (A. K. Wood, Manager, Land Department, 519 Halekauwila Street, Honolulu); selling agent - none identified.

Mr. William H. C. Young volunteered to examine submission of

TRACT NO. 27608 SUBDIVISION - Unincorporated territory of Los Angeles County, California; 152 residential lots; subdivider - Security Title Insurance Co. (Trustee), (441 - 4th Street, San Bernardino, California); landowner - Monarch Investment Company, selling agent - none identified. Monarch Investment Company, 8500 Wilshire Blvd., Rm 814, Beverly Hills, California, will sell as Principal

and report his findings to the Executive Secretary.

Motion passed unanimously.

CONDOMINIUMS

The Executive Secretary reported that Notices of Intention on behalf of the following Horizontal Property Regime projects had been filed:

(UNASSIGNED) KUHIO PLAZA

(UNASSIGNED) MOANA LANI

(UNASSIGNED) NA PALI GARDENS

(UNASSIGNED) HARBOR SHORES APARTMENTS

(UNASSIGNED) THE KAMAAINA

REGISTRATION NO. 43 - MAKIKI WINDS APARTMENTS is seeking a Final Public Report.

Third
Legislature
State of
Hawaii:

The Executive Secretary reported generally on the status of the following bills and resolutions:

ADVANCE FEE - H.B. NO. 1325; S.B. No. 1012

POWER OF ATTORNEY - H.B. NO. 216; S.B. No. 216

SUBDIVISION REGISTRATION FEE - H.B. NO. 215; S.B. NO. 215

PROFESSIONAL INCOMPETENCY - H.B. NO. 1012; S.B. NO. 734

HORIZONTAL PROPERTY ACT

REDEFINING APARTMENT H.B. NO. 1242, S.B. NO. 923

ADDING ESCROW COMPANY - S.B. NO. 926

CONSTRUCTION OF ADDITION - S.B. NO. 1051

OUT OF STATE LAND SALES - H.R. 163

Investiga-
tions:

RE-165 LARRY STEVENS dba Basic Economy Development Corporation - The Commission discussed the mechanics reviewed in the report under which interest in the out-of-state land is conveyed through the exercise of an option. The members were of the opinion that the procedures, as reported, be probed further in order to determine if there has been an evasion of the licensing or subdivision registration statutes. The Executive Secretary is to determine how client's (purchaser) funds are held in trust and what is arrangement for passing title.

RE-166 ROBERT WONG, Broker No. R.B. 1482 - On the information presented in the investigative findings, the Commission ruled that there was no infraction of law or regulations.

RE-167 HERBERT K. HORITA, Broker No. R.B. 4385 - The commissioners, having carefully reviewed the narrative report, noted that progress was being made in resolving this matter of faulty property boundary marking. No action was considered by the Commission at this time.

RE-171 MURRAY HOWARD - The licensed California broker, operating as a principal, having made offers to sell in person while in Hawaii, was interrogated by the Investigators on the possible violation of being identified to his out-of-state license. The Commission concluded that the respondent's willingness to cooperate in the investigative discussions and his clear-cut statement, supported by documentation, that he served only as an owner/principal was acceptable.

RE-172 DAVIS M. KING, Broker No. R.B. 3298 - The commissioners ruled that no action will be taken on the unnecessarily long delay in the respondent's closing of the transaction in question. Further, the members noted that the complainant had not followed through in promised discussions with the investigation branch.

RE-173 GEORGE INN, Salesman No. R.S. 2116 - The observation of the Commission on the information presented in the narrative report was that the respondent had possibly misunderstood his involvement in setting up a client's account checking system to process purchaser and seller funds in a development company. The commissioners were satisfied with the report that the respondent inactive salesman has elected to close out the subject client's trust account.

Miscellaneous:

ANTELOPE VALLEY LAND SALES - The Commission accepted the Executive Secretary's proposed investigative information sheet on which detailed information is to be assembled on lot split sales operators working statewide in Hawaii.

HARRY ERNEST BEDDOE (AINALOA - GOLDEN STATE HAWAIIAN CORPORATION - The Executive Secretary reported receipt of No. H - 16802 LA ORDER TO DESIST AND REFRAIN from the California Commissioner on the subject operator dated March 17, 1965.

HAWAII MOUNTAIN VIEW DEVELOPMENT CORPORATION and WILLI BEUSCH (EDEN ROC ESTATES SUBDIVISION - The Executive Secretary reported receipt of No. H - 2342 SF ORDER TO DESIST AND REFRAIN from the California Commissioner, dated March 8, 1965, on the subject development.

Having received a communication from the subdivider on the modification of the promotional brochure, the Commission ruled that the Developer is to submit copies of the revised publication and move to completion of the registration.

The REAL ESTATE COUNCIL OF BRITISH COLUMBIA has contacted the Commission for particulars in this offering which is before the Canadian NALLO agency.

MEIJI REAL ESTATE COMPANY - The Executive Secretary produced information on investigation and prosecution action by federal officials in Japan against officers and operators in this firm.

REQUEST FOR REAL ESTATE SALESMAN LICENSES FOR INVESTIGATORS - The Licensing Administrator's memorandum requesting that real estate salesman license be issued to Mr. Yukio Higuchi, Mr. Tsunekazu Nakano and Mr. Tamotsu Tomihara, without payment of licensee fees and the understanding that the certificate remain in custody of the Commission was discussed.

The commissioners accepted the Division's memorandum and the Executive Secretary was instructed to review this matter with Mr. Okaji and determine if such an arrangement was legally correct, and that it had the approval of the Director.

The request would be discussed, after the Executive Secretary's findings, at the next meeting.

SIGMA CO. OF HAWAII (AE AEKAI) - The members reviewed promotional material that has been distributed on this project. Executive Secretary reported that the Developer has not filed the required Notice of Intention on this proposed condominium project. The Reservation Certificate device was considered to be part of a plan to solicit purchasers and deposit monies on a proposed horizontal property undertaking. Based on the documentation and exhibits before it, the Commission directed the Executive Secretary to proceed with a plan of action to halt the illegal operations which have been brought to the attention of the regulators.

UPON MOTION the Commission ruled that the Sigma Co. of Hawaii (AE-AEKAI) were to be instructed to cease these operations at once. Further, the Attorney General was to be informed of this violation and his services requested in commencing injunctive proceedings against the company.

Motion passed unanimously.

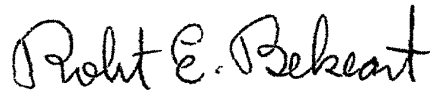
NALLO WESTERN DISTRICT CONFERENCE - The Commission nominated Mr. Douglas R. Sodetani to be its representative at the June 11-12, 1965 regional enforcement meeting at the Bayshore Inn, Vancouver, British Columbia.

The Chairman stated that he will communicate with the Governor and request that the Commission be represented at this Western Conference.

Date of
Next
Meeting:

Thursday, May 13, 1965, City and County of Honolulu, Hawaii.

Adjournment: There being no further business to transact, the Chairman declared the meeting adjourned at 3:55 p.m.



ROBT E. BEKEART
Executive Secretary

APPROVED BY THE COMMISSION

JACK K. PALK, Chairman

sw 5/13/65

37th ANNUAL NALLO CONFERENCE - The Commission nominated William H. C. Young to be its representative at the November 7-11, 1965 Annual NALLO Conference in Williamsburg, Va.