

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

MINUTES OF MEETING

Date: Tuesday, February 28, 1967

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

Present: Jack K. Palk (Oahu) Chairman William H. C. Young (Oahu)
Takeo Yoneji (Kauai)
Hiromu Yamanaka (Hawaii)

Tom L. Peterson, Deputy Attorney General
Robt E. Bekeart, Executive Secretary

By Invitation

H. Dickey Thacker, representing Honolulu Board of Realtors

Absent: Yukio Kashiva (Oahu) Vice Chairman - excused.
Harold J. Silva (Oahu) - excused.

There being no representative for the County of Maui, the
Chair noted this vacancy for the record.

There being no quorum at 10:00 a.m., the Chairman gave notice
that the meeting would officially convene later in the day at
approximately 2:30 on Mr. Yamanaka's arrival.

Call to Order: There being a quorum, the Chairman called the meeting to order
at 2:30 p.m.

Minutes: UPON MOTION, the Commission approved the minutes of Tuesday,
January 24, 1967, as presented to the agenda.

Motion carried unanimously.

Financial Report: The Commission noted as received, the financial report for
the month of January 1967.

Business Out of Minutes: LICENSING (Sec. 170-1, through 170-14.)
FEBRUARY 21, 1967 EXAMINATION
Executive Secretary presented the Examination Branch statistics
on applicants appearing for examination.

	<u>Examinees</u>	
	<u>Broker</u>	<u>Salesman</u>
County of Hawaii (Hilo)	5	16
County of Hawaii (Kailua-Kona)	1	5
City and County of Honolulu	48	278
County of Kauai	1	1
County of Maui	<u>0</u>	<u>4</u>
	55	304

SUBDIVISIONS (Sec. 170-30. through 170-38.)RECORD OF SURVEY 1575RECORD OF SURVEY 2150

Mr. Silva, having examined these two county of Los Angeles registrations found them acceptable to the Commission's standards. The members heard the Executive Secretary's briefing on procedures for processing Record of Survey submittals that are located in the unincorporated territory of Los Angeles County.

The Commission accepted the two registrations and directed that the subdivider be notified accordingly.

KEONE'S HAWAIIAN RANCHOS NO. 2 SUBDIVISION

The Executive Secretary reported that a registration on this Kahuku, Kau District, County of Hawaii, offering has been affected. The required Subdivision Registration Statement, with required documents and exhibits is now in file.

The Commission accepted the registration as complete.

TAHOE KEYS DEVELOPMENT

The registrations of Dillingham Corporation of California are presently being processed for delivery to a member of the Commission to examine. It is noted that there are some irregularities in the manner in which the five (5) separate filings have been made and the Executive Secretary is to contact the subdivider in order to cure any defects in the registrations.

CONDOMINIUMS (Sec. 170A-1. through 170A-44.)

The commissioners accepted the report on projects registered with the Commission pending the write-up of a Public Report:

KAPIOLANI TERRACE	3/23/66
KAANAPALI SHORES III	4/11/66
KAHUMANU TOWER	7/12/66
WEST WIND	8/12/66
THE MAGELLAN	12/12/66
MAUNAIHI TOWERS	12/15/66
PAWAA GARDENS	12/16/66
WAILEHUA APARTMENTS	1/26/67

Registrations pending upgrading reports:

THE KAMAAINA	REG. NO. 76	SUPPLEMENTARY
BELLEVUE TOWER	REG. NO. 128	SUPPLEMENTARY

INVESTIGATIONS

RE-218 I. WALTER FURUYA and ARTHUR M. FUJITA

The charges, statement of the case, findings of fact and conclusions of law, as prepared by Mr. Young were reviewed by Mr. Peterson, Deputy Attorney General, who made minor modifications to the commissioner's findings. Mr. Young's paper, including his recommendation, is to be forwarded at once to the two respondents and their counsel.

RE-221 MOILIILI GARDENS UNIT 2

The file, being still incomplete as to additional information necessary for prosecution, is to be made sufficient for forwarding to the Department of the Attorney General.

RE-225 ROGUE PERALTA

RE-227 ROGUE PERALTA

The Chairman deferred action on these two investigation reports noting that there is a possibility for settlement in one and removing a stymied condition in the other.

RE-231 ARNOLD INABA

The setting of a date for a hearing is to be discussed with Mr. Silva, assigned responsibility of Hearing Officer.

New Business:

LICENSING

NEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICES

Corporations

(None)

Change of name:	Connie Showkier, Inc. to Connie Wiedeman, Inc. C. Wiedeman, RPO
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Partnership

(None)

DBAs

Margaretha G. Sotero dba Sotero Realty Company

Branch Office

Connie Wiedeman, Inc. 94-750 Hikimoe St., Waipahu	Alfred Wiedeman, BIC
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UPON MOTION, the Commission ruled that the license processings immediately above as tentatively authorized by the Executive Secretary, be approved and entered at record.

Motion carried unanimously.

SUBDIVISIONS

RIVER ROAD CITY - River Road City, Mohave County, Arizona; 199 lots; developer - TransAmerica Title Insurance Co. (Ralph Honda, P. O. Box 366, Bullhead, Arizona); selling broker - none identified.

Mr. Yamanaka will examine the registration and make his recommendation to the Commission.

TWIN LAKE RANCH - Mohave County, Arizona; developer - J. M. Smith & Sons (Max B. Smith, 89 Kaneohe Bay Drive, Kaneohe, Oahu, Hawaii); selling broker - Earl Thacker Co., Ltd.

Mr. Kashiwa will examine the registration and make his recommendation to the Commission.

UPON MOTION, the Commission accepts as completed the Subdivision Registration Statement on the following Hawaii subdivision.

HOLIDAY CITY - Manana and Waiava, Ewa, Oahu, Hawaii; 154 lots; developer - Holiday Mart, Inc. (Edwin K. Q. Yee, President, 801 Kaheka Street, Honolulu); selling broker - Preferred Properties, Inc. (Suite 203, 1914 S. King Street, Honolulu), and Choice Properties, Inc. (Suite 101, 1120 Kalakaua Ave., Honolulu)

Motion carried unanimously

CONDOMINIUMS

Condominium Report Published
REG. NO. 154 KONA WHITE SANDS Final

INVESTIGATIONS

RE-233 HEADRICK DEVELOPMENT, INC.

The commissioners reviewed the information set forth in the report. The conclusion was that if the respondent is in the business of building and selling homes the file is to be processed and forwarded to the Department of the Attorney General for prosecution.

Having made a preliminary study of the investigation file, Mr. Peterson, Deputy Attorney General, was of the opinion that injunctive proceedings should be initiated.

Miscellaneous:

1967 GENERAL SESSION, Fourth Legislature

The Chairman discussed the Commission's objectives in the present session. A recapitulation of proposals introduced was made with the Deputy Attorney General being consulted on the status of various Administration sponsored bills. Following compendium of measures introduced:

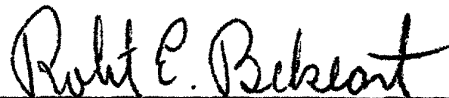
- H.B. No. 183 RELATING TO CERTAIN REAL ESTATE LOANS
- H.B. No. 19 RELATING TO THE PREVENTION OF DISCRIMINATION IN REAL PROPERTY TRANSACTIONS
- H.B. No. 32 RELATING TO MORTGAGE BROKERS AND MORTGAGE SOLICITORS
- H.B. No. 86 RELATING TO THE ADMINISTRATIVE PROCEDURE ACT AND AMENDING CHAPTER 6C, REVISED LAWS OF HAWAII
- H.B. No. 110 PERTAINING TO ONE-THIRD MEMBERSHIP ON BOARDS AND COMMISSIONS
- H.B. No. 233 RELATING TO PRACTICES CONCERNING LAND LOCATED IN HAWAII AND ELSEWHERE TO BE KNOWN AS UNIFORM LAND SALES ACT
- H.B. No. 35 RELATING TO UNIFORM LAND SALES PRACTICES ACT
- H.B. No. 62 RELATING TO SALES PRACTICES CONCERNING LAND LOCATED IN HAWAII AND ELSEWHERE TO BE KNOWN AS THE UNIFORM LAND SALES ACT
- H.B. No. 349 RELATING TO REAL ESTATE BROKERS AND SALESMEN
- H.B. No. 350 RELATING TO SALES PRACTICES INVOLVING UNDEVELOPED SUBDIVIDED LANDS

Date of
Next Meeting:

Tuesday, March 21, 1967, at 10:00 a.m.

Adjournment:

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



ROBT E. BEKEART, Executive Secretary

REB:va
3/21/67

APPROVED BY THE COMMISSION:

JACK K. PAIK, Chairman