

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

MINUTES OF MEETING

Date: Tuesday, July 25, 1967

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

Present: Jack K. Palk (Oahu) Chairman Harold J. Silva (Oahu)  
Yukio Kashiwa (Oahu) Vice Chairman William H. C. Young (Oahu)

Robt E. Bekeart, Executive Secretary

By Invitation:

Zan L. Beckstead, Executive Vice President, Honolulu Board of Realtors  
Wesley F. Charlton, representing Real Estate Association of Hawaii

Absent: Hiromu Yamanaka (Hawaii) - excused.

There being no representatives for the County of Kauai and the County of Maui, the Chair noted these vacancies for the record.

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

Minutes: UPON MOTION, the Commission approved the minutes of June 27, 1967 meeting as distributed.

Motion carried unanimously.

Business Out of Minutes: LICENSING (Sec. 170-1. through 170-24.)

Roy Alexander Craw, Jr. - RS 4163. The Executive Secretary reported that on July 11, 1967 the applicant for restoration of the forfeited real estate salesman license, Roy Craw, came to the Commission's office, accompanied by his sponsoring broker employer, Peter T. McGovern, Principal Broker, Hawaiian Properties, Limited for the purpose of reading the conditions which the regulatory body has imposed for the activation of the license in question.

The particulars of the signed agreement are made part of these minutes and are on file with the Licensing Branch in the registrant's jacket. Both Mr. Craw and Mr. McGovern demonstrated receipt of the certified mail delivery of the executed agreement through U.S. Mails on July 13, 1967.

The Commission accepted the report, instructing the Executive Secretary to establish a timetable for calling up the required report from the employing broker every

six months. Said written report is to be on the real estate salesman activities and conduct of the licensee, Roy A. Craw, Jr.

SUBDIVISIONS (Sec. 170-30. through 170-33.)

ALTA SIERRA NO. 6 SUBDIVISION

ALTA SIERRA NO. 7 SUBDIVISION

ALTA SIERRA NO. 8 SUBDIVISION

ALTA SIERRA SKYPARK SUBDIVISION

Mr. Young reported his findings and recommendation on the examination of the four (4) Nevada County, California, registrations filed with the Commission on May 29, 1967. He noted that by recent action the subdivider had perfected the registrations to the Commission's administrative standards.

UPON MOTION, the Commission accepts as complete the Subdivision Registration Statements on the above out-of-state projects.

Motion carried unanimously.

NARCISSUS TRACT SUBDIVISION - Lancaster, Los Angeles County, California; 70 lots; subdivider - Far-Mac of Hawaii, Ltd., (Robert Y. Yamada, Authorized Officer or Agent, 1441 Kapiolani Boulevard, Honolulu, Hawaii); selling broker - Far-Mac of Hawaii, Ltd., Robert Y. Yamada, Principal Broker, 1441 Kapiolani Boulevard, Honolulu, Hawaii.

Mr. Silva, standing in for Mr. Yamanaka who held the initial assignment of examining this registration, has preliminarily reviewed the submittal. He has observed that it is unclear whether the seventy (70) lots are to be consolidated and offered for sale as illustrated, or was another arrangement of conveying the property under consideration by the subdivider. The Executive Secretary is to develop this matter to the commissioners' satisfaction and accept the registration as complete if the subdivider responds to these reasonable inquiries.

CONDOMINIUMS (Sec. 170A-1. through 170A-46.)

The Executive Secretary presented the status table below on Horizontal Property Act registrations. The legend for identification symbols is as follows: \*denotes waiting examination and write-up by Commission; / denotes waiting on the Developer (his counsel) for fulfilling a requirement or requirements.

<u>Project</u>	<u>Registered</u>	<u>Preliminary</u>	<u>Final</u>	<u>Supplementary</u>
Pioneer Tower No. 48	11/6/64		12/3/64	7/21/67
Fairway Manor No. 145	5/24/66	7/29/66	Pending*	
Windward Villa No. II No. 132	10/24/65	None	None	Pending*
Wailana At Waikiki No. 168	4/13/67	7/6/67		
Hale Kai O'Kihei No. 169	5/5/67	7/10/67		
Ala Kimo	5/9/67	None	Pending†	
Kamehameha Gardens No. 170	6/2/67	None	7/19/67	
1616 Kewalo No. 171	6/9/67	Pending†		
Mokuleia Surf and Sand, Parcel 1	6/28/67	None	Pending†	
Koko Isle	6/20/67	Pending*		
The Greenway	7/14/67	Pending *		
Hale Pau Hana	7/20/67	Pending*		

New Business:LICENSINGNEW CORPORATIONS, PARTNERSHIPS, DBAs and BRANCH OFFICESCorporationPrincipal Broker

Corbett-Tharp, Inc.

Robert H. Corbett

Palm Springs Investments, Inc.

Lin San Lai

Union Realty, Inc.

Lawrence E. Salisbury

Headrick Associates, Inc.

Carl A. Farden, Jr.

Partnership

(None)

DBA

(None)

Branch Office:

Island Homes Elizabeth D. Baker  
(Waiialae Kahala Shopping Center) Broker-in-Charge (BIC)

UPON MOTION, the Commission ruled that the license processings immediately above, as tentatively authorized by the Licensing Administrator, be approved and entered of record.

Motion carried unanimously.

STUART S. STABLEY - Application for Real Estate Salesman License

The Chairman, for the benefit of the members, gave a brief resume of the applicant's position as stated in correspondence to the Licensing Administrator. It was noted that reference had been made by Mr. Okaji to an opinion of the Attorney General regarding interpretation of the term "resident." The Commission concludes that if the applicant's reasoning and schedule were followed he would breach Rule 2.2 Examination, Subparagraph (b), which requires that he complete the administrative requirements of the application and examination procedures within one (1) year after the date he was tested or he shall be deemed an unsuccessful applicant and subject to re-examination.

Investigations:

RE-226 KONA GARDEN ESTATES

The subdivider, having been warned earlier to cease merchandising lots in this subdivision, now forwards information showing that requirements of final approval have been fulfilled before Hawaii County planning authorities. Advertising and promotional matter is made a part of the record. As a doubt exists on the registrant's compliance with the Commission's instructions in September 1966, the file is to be examined for possible violations of the subdivision registration law.

RE-231 ARNOLD INABA

The respondent is to be advised of the Commission's decision and the necessity for his compliance with the ruling requiring that he place himself in a probationary status under an employing broker for a period of one year.

RE-237 WAIMALU TERRACE CONDOMINIUM

As the requested 60-day extension has expired and the Developer has not complied with the Commission's April 17, 1967 instructions the attorney for the respondent firm is to be given notice that the file is being forwarded to the Attorney General for examination and prosecution.

RE-241 EDWARD J. BOSSING and

RE-242 KARL EMBREY

The status of the Hawaiian Ocean View Estates file of violations and the role of Messrs. Bossing and Embrey, in Kailua-Kona, were discussed. By invitation the Licensing Administrator met

with the commissioners and discussed the procedures that are to be followed in preparing this case for the Attorney General's review and prosecution of abuses of the licensing statute by a flagrant power of attorney apparatus. With the necessary exhibits in file the Executive Secretary will forward the file to the Attorney General for action.

RE-246 TRUSTCO REALTY, INC.

The respondent has submitted for the Commission's examination modified advertising matter that will be mailed to the recipients of the previous brochure which was found to be misleading in regards to how the term "closing costs" was represented.

RE-250 CHARLES GALEN

The earlier decision to have the investigation re-opened was affirmed. The file is to be returned to investigation branch for additional work on possible charge of misrepresentation.

RE-255 LAKEVIEW PROPERTIES

The file is to be submitted to the Attorney General for prosecution on the assumption that the action of the limited partners, having undivided interests in the property, places the participants in violation. If the Attorney General concludes that there are grounds for disciplinary action, steps are to be taken to enjoin the partnership from continuing to offer lands for sale under this plan.

RE-257 STEWART -CARTA & ASSOCIATES

The report was accepted for information and the file is to remain active pending additional developments as reported on by the West Hawaii investigator.

The July 23, 1967 letter from William V. Pacheco seeking the Commission's assistance in resolving a payment of compensation problem was discussed. On the information filed the commissioners were of the opinion that this is a matter which should be settled through appropriate legal machinery. The Chairman will present the Commission's position in his letter to Mr. Pacheco and the matter is to be treated as pending business.

Date of Next Meeting:

The Commission is to convene at 9:00 a.m., Tuesday, August 22, 1967, in Honolulu.

Adjournment:

There being no further business, the Chairman declared the meeting adjourned at 12:25 p.m.



ROBT E. BEKEART, Executive Secretary