

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

MINUTES OF MEETINGS

Date: Thursday, Friday and Saturday - October 31 to November 2, 1968

Place: Thursday - Arcade Conference Room, Orchid Isle Hotel, Hilo, Hawaii
Friday and Saturday - Endeavor Room, Kona Hilton Hotel, Kailua-Kona

Present: Jack K. Palk (Oahu) Chairman Douglas R. Sodehani (Maui)
Yukio Kashiwa (Oahu) Vice-Chairman Hiromu Yamanaka (Hawaii)
Harold J. Silva (Oahu) William H. C. Young (Oahu)
James H. S. Choi, Deputy Attorney General
Robt E. Bekeart, Executive Secretary
Francis M. Gota, Investigator (East Hawaii)
Norman M. Sakata, Investigator (West Hawaii)

By Invitation

Wesley F. Charlton, representing Real Estate Association of Hawaii
George A. Morris, Executive Vice-President, Honolulu Board of Realtors

Absent: Irving A. Jenkins (Kauai) - excused

Call to Order: There being a quorum, Mr. Palk, in the Chair, called the meeting to order at 7:45 p.m.

Roster of Attendees

| <u>Name</u> | <u>Organization/Affiliation</u> |
|-----------------------|------------------------------------|
| 1. Edward Y. Kanemoto | American Security Bank |
| 2. Raymond Suefuji | Hawaii County Planning Commission |
| 3. Peter G. Shayne | Realty Investment Co., Ltd. |
| 4. | Kamaaina Realty |
| 5. Takeshi Oie | Hiromu Yamanaka Realty, Inc. |
| 6. George R. Yamamoto | Hiromu Yamanaka Realty, Inc. |
| 7. Lori Chapin | Hiromu Yamanaka Realty, Inc. |
| 8. Edward H. Araujo | Ed Araujo Realty |
| 9. Juanita Bonner | Rudy Hirota Realty |
| 10. Jane F. Herbst | Realty Investment Co., Ltd. |
| 11. Jane M. Tegman | Big Island Realty, Inc. |
| 12. Naomi Sharp | Aloha Aina Realty Corp. |
| 13. John Yuen | Bank of Hawaii |
| 14. Stephen Ho | Tahoe Paradise, Inc. |
| 15. Fay Y. Nako | Aloha Aina Realty Corp. |
| 16. Masabu Yamanaka | Blackshear & Devine |
| 17. Tokuchichi Horio | Hiromu Yamanaka Realty, Inc. |
| 18. John Farias, Jr. | Department of Economic Development |
| 19. Mabel E. Crowell | Rudy Hirota Realty |

| <u>Name</u> | <u>Organization/Affiliation</u> |
|------------------------|---------------------------------|
| 20. Helene Hale | Realty Investment Co., Ltd. |
| 21. R. H. Speer | Rudy Hirota Realty |
| 22. Piilani C. Desha | Realty Investment Co., Ltd. |
| 23. Kenneth B. Griffin | Realty Investment Co., Ltd. |
| 24. Rudy T. Hirota | Rudy Hirota Realty |
| 25. Frances K. Lee | Hiromu Yamanaka Realty, Inc. |
| 26. Rebecca White | Hiromu Yamanaka Realty, Inc. |

Mr. Yamanaka, host commissioner, introduced the official party.

The Chairman gave the audience a synopsis of the business on the agenda and outlined how the evening's affairs were to be conducted. He announced that the Commission feels that subjects such as Condominiums, 1969 Legislative Program and the Real Estate Recovery Fund should be discussed for the interest of those present. His remarks underscored the importance of meetings such as this where the members could get out in the field and meet with licensees and other persons interested in real estate. The Chairman commended Mr. Yamanaka and those responsible for the exceedingly fine turn-out.

Mr. Young reviewed the financial worth of the Real Estate Recovery Fund, how the income through time deposit certificates is handled and what monies are to be available to the Commission for real estate education programming for the period 1968 through 1970.

Mr. Sodegami, as Chairman of the Education Task Force, presented the immediate objectives and long-range goals of the Commission in real estate research and real estate education. He noted the working arrangement of the Commission, the University of Hawaii and organized real estate industry in formulating a plan of action which will soon become a written pact or agreement. The various sequential phases of the Commission's education program were identified and emphasis placed on the gradual movement of Hawaii's real estate licensure towards professionalization. Acknowledgment was made of the proposal that the preparation, conduct and administration of the Commission's license examinations may be delegated to institutions of higher learning, such as the University of Hawaii. Pre-licensing courses and private school opportunities are also to be examined, and it appears they may be embraced by the Commission's education program. He closed by stating that the Commission is determined to see that there is an expansion in real estate opportunities for all licensees throughout the state, with more than casual attention focused on the needs and requirements of neighboring island license holders.

Mr. Palk placed particular emphasis on the immediate task facing the Commission, identifying the Characteristics and Profile study as being the first short-range objective which should provide a foundation from which the Commission could launch its broader, long-range program. He urged all licensees to cooperate with the Commission and

upon receipt of the questionnaire to complete this survey tool and return it as per instructions. The pre-licensing aspect of the program as opposed to the post-licensing phase was also previewed.

Observations, suggestions, comments and questions were as follows:

What will the curriculum or subject matter of a pre-licensing requirement or course be?

The geography of the Island of Hawaii does not lend itself to structuring a Commission certified pre-licensing course.

How does the Commission intend to examine the opportunities of the unlicensed public to gain education as opposed to making more opportunities available for licensees?

There is a definite need to examine the sufficiency of the examinations with a view towards improving and strengthening the selection process. Teaching aids, locally adapted literature and publications as well as visual aids should be considered when planning a Commission certified pre-licensing program.

Has the Commission considered the matter of continuing education? Would it explore programs that should lead towards the Certified Life Underwriters type of training?

How much strength or real purpose is there in the Commission's present system of requiring verification of employing brokers' statistics and information?

Previous real estate courses at the Hilo campus of the University of Hawaii have left much to be desired.

The Commission should encourage the organized real estate industry in the County of Hawaii to formulate suggestions as to the type of educational courses that should be made available for those who are day-to-day real estate practitioners and seek a broader base of knowledge to meet daily requirements as brokers and salesmen.

Condominium development - the general healthy climate throughout the state. What is to be expected of organized real estate professionals as the Island of Hawaii expands into this new field of home ownership?

The policy of supervision and control established by the Commission, particularly as it relates to the division of the Big Island - into East and West regions.

The power of attorney route to circumvent the real estate licensing requirements.

Subdivisions - unlicensed activity in lobbies of hotels. Efforts to secure cooperation in the matter of formulating complaints have not been successful.

The image of the real estate salesman has suffered, especially in the County of Hawaii, by the misconduct of a few and the demonstrated interest of many salesman and brokers in their fee or commission, rather than working towards the full satisfaction of a client or principal.

Mr. Raymond Suefuji, Director, Hawaii County Planning Commission, stated that his office was amenable to working with the Real Estate Commission to examine the role or responsibilities of municipal or county planning authorities in the administration and enforcement of the Horizontal Property Act.

In closing the open-forum part of the meeting, the Chairman commended all those who attended for their interest and participation. He thanked them for setting aside the time from their busy schedules to meet with the Commission.

There was a generous response from the licensees, and other interested parties, expressing the success of the evening's discussion and a demonstration of strong approval for such meetings with neighboring island registrants.

Recess: The Chairman declared the meeting in recess at 9:55 p.m.

Field Trip: On Friday, November 1, 1968, the official party departed the Orchid Isle Hotel at approximately 9:30 a.m.

Mr. H. Dickey Thacker, President, Honolulu Board of Realtors, joined the party for inspection of Puna District and Kau District land development projects.

Enroute to Kailua-Kona, the party inspected Hawaiian Paradise Park, Hawaiian Beaches, Hawaiian Parks, Nanewale Estates, Vacation Land Subdivision (in Kapoho) and subdivisions of interest in the Kalapana area. Following the noon meal at the Volcano Lodge, the commissioners inspected Volcano Country Club Subdivision, Mark Twain Estates, Hawaiian Ocean View Estates, Kona Gardens and Kona Palisades.

The official party arrived to check in at the Kona Hilton Hotel, Kailua-Kona, at approximately 5:30 p.m.

Reconvene: The Chairman reconvened the meeting at 7:00 p.m., in Room 724, Kona Hilton Hotel.

Minutes: UPON MOTION, the minutes of the meeting of Thursday, September 26, 1968 were approved.

Motion carried unanimously.

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

RE-317, Deane Foell, applicant for real estate salesman license. The Commission ratified the action of the special meeting held October 24, 1968 in Honolulu, where Messrs. Palk, Kashiwa, Sodehani, Silva and Young participated in a person to person discussion with the applicant, who was accompanied by Mr. Hyman Greenstein, counsel.

UPON MOTION, it was agreed that the license will issue, there will be the contingency that the Principal Broker is to be apprised of the Commission's special action and the employing/sponsoring broker will be charged with exercising care and personal supervision over this new licensee.

Motion carried unanimously.

RE-264, Violet C. King - The Executive Secretary reported that there has been no surrender of the license certificate or identification card.

UPON MOTION, it was agreed that this matter will be brought to the attention of the Attorney General, requesting action to pursue compliance with the Commission's order.

Motion carried unanimously.

Peine-Murphy - Case on Appeal - Deputy Attorney General Choi will review the file on CIVIL NO. 133373 and report his findings to the next Commission meeting.

CONDOMINIUMS (Section 170A-1 through 170A-46)

The Commission accepted the status report on condominium registrations.

(See FIRST ATTACHMENT)

During the period September 26 through October 31, 1968 fourteen (14) public reports were issued by the Commission. Preliminary Public Report (yellow) - 6; Final Public Report (white) - 7; and Supplementary Public Report (pink) - 1.

New
Business:LICENSING

New Corporations, Partnerships, DBAs and Branch Offices

Corporation

Stark Realty, Ltd.

Harry Kin Lee, Inc.

Hale Nani Resorts, Inc.

dba Hale Nani Real Estate

Royal Hawaiian Realty, Inc.

Principal Broker

Jean M. Stark

Harry K. Lee

Walter C. H. Chang

Sam S. Tsumoto

| | |
|---------------------------------|-------------------------|
| <u>Corporation (cont.)</u> | <u>Principal Broker</u> |
| Pink Enterprises, Inc. | Heinz-Guenther Pink |
| dba Pink Realty | |
| Aina Lehua Realty, Inc. | James Y. Kawaishi |
| General Development Corporation | Clarence W. H. Fong |
| of Hawaii | |

Partnership
(None)

| | |
|---------------------------|---------------------|
| <u>DBAs</u> | |
| Alohaland Real Estate Co. | William P. Lacy dba |
| Pepe Burns Realty | Marie P. Burns dba |

| | |
|----------------------|------------------|
| <u>Branch Office</u> | |
| Rudy Hirota Realty | Rudy Hirota, BIC |
| Kailua-Kona Branch | |

UPON MOTION, the Commission ruled that the license processings immediately above, as tentatively authorized by the Executive Secretary, be accepted with approval and entered of record.

Motion carried unanimously.

Investiga-
tions:

RE-283, Clement K. Gondo
The preparation of findings, conclusions and recommendations is to be a work project of the Kailua-Kona field trip.

RE-311, James S. Singleton and Cay Singleton
The Commission decided that no action is to be taken, however, the Executive Secretary was instructed to compile a list of complaints and allegations against the respondents in order to assist the Commission in its efforts to monitor any possible, proven misconduct.

RE-312, Laura McCarley and McCarley Services
It was observed that there is no narration in the investigation report on why the complainant feels he is entitled to a refund of his security deposit. A supplemental memorandum is to be prepared for the next meeting.

RE-314, Warner G. Ehrensberger
No action taken. The matter is to be referred to the Multiple Listing Service, Honolulu Board of Realtors, for review and consideration as an area of the listing machinery that could be improved.

RE-315, George L. Smith
Appears to be a clear disclosure to the seller. Focus could be made on the possible misconduct of the salesman who might have operated in an unethical manner.

The Respondent broker and salesman are to appear before the Commission at the next meeting to aid in getting more information on the complainant's allegations.

RE-316, Cay Singleton

No action to be taken. As in the earlier entry, the staff will prepare a synopsis of the respondent's recent trace of misconduct.

ACADEMY TOWER - REG. 156

The Commission studied the special investigation report of October 30, 1968. It was decided that the facts in the report are to be verified, then the Developer is to be advised in writing of the Commission's interest in alleged changes in the plan or setup and the requirement placed on the Developer to tell the Commission why a Supplementary Public Report should not issue.

ALA WAILANI - REG. 136

The Commission acknowledged the Executive Secretary's report on the problem of sagging lanais at this project and the fact that contact has been made with the Developer, Mr. Harold Hughes.

The Developer should be instructed that he must give the Commission an explanation, within 20 days, on what is being done to solve the problem. It is to be noted that the Commission seeks information from the Developer which, in turn, can be incorporated into a Supplementary Public Report which would identify the problem and publish, for all purchasers protection, solutions that are to be brought to bear on the fault.

Education Task Force - Mr. Sodemani reported on the Task Force meeting in Honolulu, October 24, 1968 where perimeters of immediate concern and programming were established. It was at this meeting that Mr. Edwin Honda, Director, Department of Regulatory Agencies, received a first hand briefing of the Commission's actions since the Real Estate Recovery Fund Act became effective. Mr. Sodemani observed that the climate is favorable and the Commission should fully discuss, appreciate and accept the responsibilities of embarking on a path of real estate education research and programming. Even at the expense of repetition, the commissioners are of the opinion that the objectives should be set down before this body advances towards final agreement with the University of Hawaii. It was agreed that (1) the need is to clarify and illuminate the long-range goals, (2) to determine what specific and identifiable programs are needed to reach those goals, and (3) that the characteristics and profile study, on a basis of "who and what we are", is essential - particularly the commissioners express concern on determining that the survey is a critical requirement and the funds expended for such an undertaking are in the best interests of all licensees.

Mr. Kashiwa inquired if the Task Force members have carefully studied and evaluated similar programs and results in other states where the Commission has advanced to a high level of offering many opportunities for real estate education to their brokers and salesmen. He recognized that California, Colorado and Florida have demonstrated with good results in field of research and education.

It was agreed that Mr. Young, as a follow-up report to his October 24, 1968 paper on the status of monies on deposit in the Real Estate Recovery Fund Trust Account (T 904-R) and the Real Estate Education Fund Account (T 905-R) will initiate a letter to the Administration suggesting ways in which to maximize the cash flow in order to meet expected expenses as the Commission moves towards its programmed objectives. He believes that the bank in which funds are on deposit should grant dividends on a quarterly basis.

Recess: The Chairman declared the meeting recessed at 3:00 p.m. It was understood that the public meeting will convene at 3:00 a.m., Saturday, November 2, 1968.

Reconvene: The Chairman reconvened the meeting at 8:00 a.m., Saturday, November 2, 1968 in the Endeavor Room, Kona Hilton Hotel.

Education Task Force - The Commission continued its deliberation of the previous day, focusing its attention on re-working and modifying parts of the October 31, 1968 draft of the Memorandum of Agreement as submitted by Ass't Professor Donald W. Bell, University of Hawaii.

UPON MOTION, the Commission ruled that the Chairman be empowered to represent the regulatory body and sign the Memorandum of Agreement, as well as the Project Approval Agreement, when the written arrangements have been finalized.

Discussion: Mr. Palk will revise the working copy which the Commission has been reviewing during the County of Hawaii field trip. When he has it in an acceptable form, it is to be passed to Mr. Choi, Deputy Attorney General, for his comments and suggestions. It was understood that, in addition to seeking the Attorney General's approval of the agreements, as to form, the Director, Department of Regulatory Agencies, Mr. Edwin Honda, will also have an opportunity to review the proposed agreements and make such observations as he feels are necessary. Consistent with all prior deliberations, it was agreed that Mr. Honda be one of the parties signing the agreements. It is believed that the Commission may be reviewing the final product at the next meeting in Honolulu.

Motion carried unanimously.

Horizontal Property Act Administration - the Executive Secretary outlined the Commission's memorandum of March 4, 1965 with respect to newspaper publication of condominium projects in Hawaii prior to filing and processing of the registration and issuance of a public report. It was agreed that copies of this memorandum would be made available to Mr. Jenkins, Mr. Sodekani and Mr. Yamanaka as a reference tool in their discussions with publishers of newspapers in respective counties. In trying to be consistent with journalists throughout the state, it was agreed that Chairman Palk's paper of March 4, 1965 would provide reasonable guidelines.

Minutes of Meetings of October 31 to November 2, 1968

At 8:50 a.m., the Commission took a short recess while the meeting facility was prepared for the public meeting.

At 9:00 a.m., the Chairman opened the proceedings with an explanation of the Commission's purpose in conducting field trips and outlined what the commissioners intend to accomplish in these person to person meetings with licensees and other interested parties.

Mr. Norman M. Sakata, Investigator (West Hawaii) introduced the official party to those assembled.

| <u>Name</u> | <u>Organization/Affiliation</u> |
|-------------------------|-----------------------------------|
| 1. D'Arcy G. Rothwell | Rothwell Realty |
| 2. Therou C. MacLeod | Rothwell Realty |
| 3. Wattie Mae Hedeman | West Hawaii Realty Co. |
| 4. Harry F. McKee | H. McKee Realty |
| 5. Henry M. Y. Chang | H. McKee Realty |
| 6. Kathleen S. O'Shee | Kokua Realty |
| 7. Douglas Ackerman | Mauna Kea Realty |
| 8. Louis K. Kahanamoku | Kahana Realty, Inc. |
| 9. Ron Burla | Ron Burla & Associates |
| 10. Henry S. Bowling | Ron Burla & Associates |
| 11. William E. Dawson | H. McKee Realty |
| 12. Les Wunsch | Non-licensee |
| 13. Adrian H. Saxe | Non-licensee |
| 14. L. M. (Jack) Prince | Hawaiian Land Investments |
| 15. William M. Ishida | Finance Factors Ltd. - Kealahakua |
| 16. Welton E. Avery | Kokua Realty |
| 17. Harry H. Hasegawa | Rudy Hirota Realty |
| 18. Francis Foo | Salesman - Inactive |
| 19. Mark Onaka | Rudy Hirota Realty |
| 20. Evelyn Foo | Salesman - Inactive |
| 21. Dolores F. Springer | Kona Realty Co., Inc. - Secretary |
| 22. Bud Tollefson | Kona Realty Co., Inc. |
| 23. James K. Takauye | Kona Realty Co., Inc. |
| 24. Emi Takauye | Kona Realty Co., Inc. |
| 25. Barbara Honl | Kona Realty Co., Inc. |
| 26. Jeanne Nakashima | Kona Realty Co., Inc. |
| 27. E. D. Crumpacker | Kahana Realty, Inc. |
| 28. Helen K. Wilkinson | Pan American Financial Corp. |
| 29. Denny Dennison | Pan American Financial Corp. |
| 30. Henry K. Boshard | Mokuaikana Church |
| 31. George A. Tokunaga | Finance Factors, Ltd. |
| 32. E. D. Fleschner | Hawaii Calls U Drive Enterprises |
| 33. Daniel L. Robinson | Kona Realty Co. |
| 34. H. Dickey Thacker | Earl Thacker Co. |
| 35. Ruth Thompson | Kokua Realty |
| 36. Harry S. Tanaka | Kona Realty |

The Chairman addressed the assembly on the various real estate laws and regulations that the Commission has an interest in.

Subdivisions - he noted the differences between the subdivision registration law (ACT 154) and the present Uniform Land Sales Practices Act (ACT 223) as administered by the Director, Department of Regulatory Agencies. He stated that the Federal authorities, under the Housing and Urban Development Act of 1968, will become involved in policing interstate land sales under Title XIV of the act.

Condominiums - recent amendments by the 1967 Legislature have strengthened the Horizontal Property Act. Requirements set down in the Commission's Declaratory Ruling No. 1 of December 14, 1965 have become part of the condominium law. Final Report requirements have been clarified and are set down in Section 170A 13.6, R.L.H.

Real Estate Recovery Fund - the Commission encouraged the 1967 Legislature to consider the Recovery Fund concept in lieu of the \$2,500 surety bond. The mechanics for the administration of Act 187 are established in the enactment. The Commission's approach to its responsibility of using income from Real Estate Recovery Fund investments to establish a real estate research and educational program. Mr. Sodehani, Chairman, Education Task Force, spoke to the formation of the Task Force and what its purposes were in supporting the Commission's long-range objectives. He particularly emphasized (1) that the performance and results as reported from those states and provinces having real estate educational programs are very inspiring, (2) the Commission's approach to the pre-licensing phase of education must be seen through the experiences in other jurisdictions, (3) the post-licensing phase of the Commission's program must be tailored in a manner that will prove it can meet the needs and requirements of licensees in the neighboring islands. The Commission's working arrangement with the University of Hawaii through the Community College system, the College of Business Administration and the School of Travel Industry Management was explained, as well as the role organized real estate industry must play in all such efforts.

The Commission posed the question to the audience - Would you be interested in enrolling in real estate courses that would qualify you as a trained and certified instructor to teach others in the West Hawaii community? There was a very strong showing that those present would like to become involved in such an offering.

One participant underscored the need for a correspondence course apparatus for those who are distant from principal places of population. An inquiry had been made of NAREB officials and they had given assurance that such a program was under study.

Mr. Sodehani observed that the University of Hawaii educators, working in consort with the Commission and the Honolulu Board of Realtors has this under consideration as part of the long-range program.

A licensee asked if he could speak to the breakdown in the Principal and Agent system. He observed that brokers and salesmen have a mind to serve their own interests first rather than being responsive to the seller or buyer.

The open-forum continued with questions, suggestions, comments and criticism in all areas of real estate practice and real estate license law enforcement.

The matter of the Commission's policy position on the supervision and control in principal places of business and branch offices was discussed. The illustration was made that quite often the salesman does not know what his employing broker is doing and there appears to be a complete breakdown in communications. Is it not just as important for the broker to be in touch with his salesman and exercise adequate supervision over his employees as it is to require that salesman work out of a certain facility.

Many problems occur in the relationships between broker and salesman because of disagreement over commissions. Mr. Yamanaka observed that it is necessary to have an employment contract between brokers and salesmen if division of commissions and compensation problems are to be averted.

The Commission noted that quite often the paying of a commission can be resolved by person to person conferences. In any event such disagreements are private and remedy through court action might have to be explored. A method could be established by which the matter could be pursued (1) internal office problems should be discussed with employing broker with the aim to secure satisfaction at the administrative level, (2) counsel should be contacted to see if there is reason to initiate action through the attorney or court system, and (3) the matter could be brought to the attention of the State Department of Labor and Industrial Relations. The Commission would be interested in commission disagreements only if an investigation showed misconduct of a licensee or that the public's funds were in danger.

The question was asked if the Real Estate Recovery Fund Act takes the place of the requirements for a surety bond.

What is the possibility of someday seeing a new category or type of license, such as a Real Estate Counselor. What has been done in other jurisdictions to establish such a designation.

The Chairman asked the assembly if those present would want the Commission to adopt and promulgate rules and regulations to curb some of the abuses that have been discussed, particularly in the areas where there are disagreements within agencies, as well as between broker offices, on the paying or division of commissions.

Inquiry was made to the status of the complaint RE-306 against a licensee. Reference was made to the May 1968 minutes of the Commission. All parties to the complaint are to be advised of the final action taken.

One participant suggested that the requirement of having Commission sponsored or approved real estate forms should be explored. It was believed that such an arrangement should alleviate problems and possible future litigations in many transactions.

The Chairman asked those present to make such comments, observations, suggestions or criticisms as they felt necessary. He said that the Commission cannot consider these field trips a success unless there are opinions from licensees on how well the regulators are administering the license law.

A question was asked on what is being done about the power of attorney racket? The abuses appear to be still going on. The Commission referred to the opinion of the Attorney General and the help it has been in curbing some of these abuses. In order to prosecute, however, the Commission needs a complaint, documented case and supporting evidence, as well as the cooperation of the complainant. It has been hard to set up this path for successful prosecution.

The Commission's policy statement, referred to as the Kauai Policy Statement on Supervision and Control should be reviewed in light of changing economic conditions in the County of Hawaii. The commissioners queried whether the present boundary lines of East Hawaii and West Hawaii might be re-designated. The practical way for solving this problem would be for the Big Island licensees to formulate new regional alignments, circulate the proposal to all brokers and salesmen in the county, get the support of the Hawaii Island Board of Realtors, and present it to the Commission for regulators' review and possible modification of the policy.

The Chairman closed the public meeting at 11:40 a.m., with a commendation to everyone for coming forward and especially for laying many of the operating problems before the Commission in a manner that they could be aired without embarrassing anyone. He stressed that he believed the Commission could record this meeting as one of its most productive activities.

1969 Legislative Program - Commission considered general areas in which proposed legislation might be introduced:

- (1) Attorney J. P. Russell's proposal to amend Section 170A-39.2 should be revived.
- (2) Advance Fee Rental Contract abuses should be curtailed by legislation in order to reduce recurring complaints. Earlier legislative proposals on advance fee operations should be reviewed.
- (3) The Fingerprint Record Procedure should be modified so as to take the long delay out of the process of issuing a license. Possible guideline for legislative proposals is to be found in files of California Real Estate Commission.

The Commission decided that a request should be submitted to the Legislative Reference Bureau, through the next General Session of the Fifth Legislature, for a study and report on the programs of real estate research and real estate education in other HARELLO jurisdictions. It was noted that the Commission has some information on programs in a few states, but its request would embrace all of the states and the Canadian provinces.

Date of
Next
Meeting:

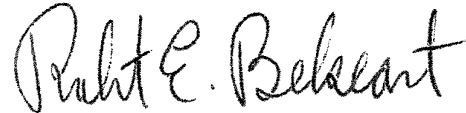
The Education Task Force should be prepared to meet at 9:30 a.m., Friday, November 22, 1968.

The Commission will meet at 1:30 p.m., Friday, November 22, 1968, in Honolulu.

The final Commission meeting of the calendar year will commence at 10:00 a.m., Thursday, December 19, 1968.

Adjournment:

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



ROBT E. BEKEART
Executive Secretary

REB:sw
11/21/68