

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

MINUTES OF MEETING

Date: Thursday, March 19, 1970

Place: Board Room, Kamamalu Building, 1010 Richards Street, Honolulu, Hawaii

Present: Herbert S. Isonaga, Chairman
Douglas R. Sodetani, Vice Chairman
Irving A. Jenkins, Member
Harold J. Silva, Member
Hiromu Yamanaka, Member
William H. C. Young, Member

Jeffrey N. Watanabe, Deputy Attorney General
Yukio Higuchi, Executive Secretary

Mary Savio
George A. Morris, Jr., Exec. Vice President, Honolulu Board of Realtors
Jack K. Palk

Absent: Louis Cannelora, Member

Call to Order: There being a quorum, the Chairman called the meeting to order at 2:05 p.m.

Minutes: The members reviewed the minutes of the February 26, 1970 meeting.

The Chairman suggested that the first sentence under the heading of RE-377 Union Investments, Inc., on page 4, be corrected to read:

"The Commission asks that the Investigation Branch get a determination from the complainant why \$1,200 in checks and \$300 in cash were turned in, when he reportedly had paid \$1,500 down payment."

Upon motion, the Commission approved the minutes of the February 26, 1970 meeting with the correction reflected above.

Business Out of Minutes: Mahalo Realty, Inc. (effective 1/1/70 and Mahalo Properties, Inc. (effective 1/7/70) - The Commission was advised that the Business Registration Office saw no conflict between both corporate names and, therefore, registered both corporations.

It was noted that both principals were made aware of this problem and this matter was considered closed by the Commission.

Executive Secretary was directed to write to the Administrator of Business Registration to request that his office try to discourage the registration of business names that are similar inasmuch as problems related to similarity of business names are being created for the Commission.

Goss-Reynolds, Inc. - At the previous meeting, question was raised as to whether "Reynolds" was a licensed broker. The Commission, upon being notified that Clarke Reynolds, a long time licensed broker was one of the principals of the corporation, was satisfied and approved the issuance of agency license.

Investigations: RE-350 Chase Pacific, Inc. - Reported that Complainant was notified by letter dated March 17, 1970 that the Commission's proceedings in this matter will be set aside until the court has made a determination on pending litigation. The matter was deferred.

RE-355 Raymond J. Proctor - Reported that the Commission's Order accepting and approving the Hearing Officers' recommendations of February 6, 1970 was signed by the Chairman, and same will be forwarded to the Respondent. Case closed.

RE-359 Portrait of Homes, Inc. - The compensation records of Owen Ariki submitted by Portrait of Homes, Inc., were reviewed.

Upon motion, the records were accepted and charges were officially dropped. Case closed.

RE-361 Richard D. Dollnig - Hearing Officer Douglas Sodetani gave an oral report of the hearing held on March 13, 1970 in the new State Building, Wailuku, Maui. The Hearing Officers' (Sodetani and Harold Silva) Facts of Finding, Conclusion of Law, and Recommendation was presented to the Commission for consideration.

Upon motion, it was accepted and approved. It was directed that the Respondent be notified immediately of the Commission's Order.

RE-362 and 375 Betsy Christian/Action Realty, Inc. - Reported that Deputy Attorney General Jeffrey Watanabe had reviewed the draft of charges and was dissatisfied. Further reported that Administration is working on this matter and expects the charges to be redrafted in the next few days.

RE-363 Floyd Kaneshiro - Reported that Robert E. Bekeart is drafting the charges for review by Attorney General's office.

RE-366 Coral Realty, Ltd. - Reported that Complainant was notified by letter dated March 17, 1970 that complaint was dismissed by the Commission inasmuch as Respondent had refunded the full deposit.

The Chairman advised that arrangement has been made to have Investigation Branch pursue the matter of Respondent's overdrawn clients' account under a separate and new investigation.

RE-368 Patricia A. Smith (AKA Pat McCool) - Reported that Robert E. Bekeart is perfecting the draft of hearing notice and charges for Attorney General's review. Said charges will also embrace Charles Clark, the principal broker of Respondent.

RE-371 Makaha Beach Cabanas - A report prepared by Robert E. Bekeart was read. Bekeart reports that he had examined the file and plans for the subject condominium project and found that the developer's submittal for issuance of a Supplementary Report (1/22/65) and later Addendum to Supplementary (1/14/69) included a good disclosure on modifications, revisions or changes to the basic plan as first conceived and represented by Developers. Notice was made on Addendum to Supplementary that plans and specifications for Building "B" were on file with the Commission and in the office of the Developers. Buyers have had adequate and reasonable notice regarding changes that were made on the plan.

The Executive Secretary was directed to pursue the area mentioned in the last line on page 2 of the investigation report dated February 12, 1970.

RE-376 Pacific Condominium Corporation - Reported that this case was closed by Robert E. Bekeart on January 8, 1970 since Complainant was refunded his money.

The Commission accepted the action taken by Bekeart. Case closed.

RE-377 Union Investment, Inc. - Reported that Complainant was advised by letter dated March 17, 1970 that the Commission is expanding the investigation. Further reported that Robert E. Bekeart will work with the Investigation Branch in seeking the information the Commission requested.

RE-378 Tropic Gardens Apartment, Inc. - Upon review of the investigation report, the Commission could find no violation. Complainant will be notified that there was no violation found. Case closed.

RE-379 Growth International Realty, Inc. - Upon motion, the Commission decided to proceed against Growth International Realty, Inc., for permitting a non-licensee to act as a real estate salesman.

RE-383 Growth International Realty, Inc. - Same as above.

RE-387 Bonnie Dunford - Reported that Dunford was advised by letter dated March 17, 1970 that the Commission viewed her signs as a possible misrepresentation and she was further advised to check the requirements of the Commission's rules. Case Closed.

RE-389 David Schrieber - Executive Secretary was directed to send a warning letter to Schrieber to cease his questionable activities.

RE-390 David Schrieber - Same as above.

Adrianus Holgen - Reported that Robert E. Bekeart is trying to perfect the hearing notice and charges for a hearing to deny granting of a salesman license on the basis of 3 charges of unlicensed activities before the Contractors License Board.

Real Estate Commission v. King (Civil No. 28826) - Deputy Attorney General gave a progress report on this matter. Efforts are being made to get an injunction to stop Violet King's real estate activities and to have her return her certificate and ID card to the Commission.

Inspection Request:

Executive Secretary was directed to make a formal request to Administration to have Investigation Branch make at least one evening inspection of all walk-in type and hotel lobby, branch offices by the next meeting to determine whether they are complying with the laws and rules.

New Business:

Licensing

Corporation

Principal Broker

Whiteacre, Inc.	Richard Lo
Haleakala (House of Sun) Realty Corp.	Robert G. Rediske
Universal Properties, Inc.	Paul C. Andrus
AMH Corporation dba Co-Operative Realty (change of name only - formerly Connie Wiedeman, Inc.)	Audrey M. Hansen

Partnership

(none)

DBA

Alicia Lee & Associates	Alicia L. Lee
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Branch Office

Joseph G. Kealoha, Jr., Realtor. Br.-1	David Ikegami
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Temporary

Great Hawaiian Realty, Inc.	Honolulu International Center March 19-22, 1970
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Upon motion, the license processings of the above, as tentatively authorized by the Licensing Administrator, be accepted with approval.

For information purpose, the Executive Secretary was directed to find out what Great Hawaiian Realty, Inc., does at the Honolulu International Center.

Miscellaneous: 1970 Legislature

S.B. No. 1723-70 Relating to educational standards for real estate licensees.

The Chairman announced that the Senate Judiciary Committee has scheduled a hearing on this bill for April 1, 1970 at 9:00 a.m. Douglas Sodetani was appointed by the Chairman to represent the Commission at this hearing as he will be out of state.

Real Estate Recovery Fund

Copies of the latest bank statement on the Recovery Fund was given to all members.

Deputy Attorney General gave an oral progress report on the following pending matters:

Hamada v. Estate of H. Bates Len, Civil No. 30113
Ishihara v. Floyd T. Kaneshiro, Civil No. 29876
Watanabe v. Floyd T. Kaneshiro, Civil No. 29875

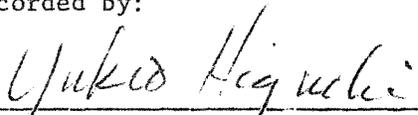
1970 Narellio Western District Conference

A brief progress report on this matter was made by the Chairman.

Next Meeting: Wednesday, April 22, 1970, at 2:00 p.m.

Adjournment: There being no further business, the meeting was adjourned at 5:30 p.m.

Recorded by:



YUKIO HIGUCHI, Executive Secretary

YH:va
3/31/70