

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

MINUTES OF MEETING

Date: Thursday, June 25, 1970

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

Present: Herbert S. Isonaga, Chairman
Douglas R. Sodehani, Vice Chairman
Harold J. Silva, Member
John Texeira, Member
Hiromu Yamanaka, Member
William H. C. Young, Member

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

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

Excused: Louis Cannelora, Member

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

Deputy Attorney General Jeffrey Watanabe made a brief presentation on pending matters related to the Real Estate Recovery Fund. He also presented his views regarding the registration of out-of-state condominiums under Chapter 514, Hawaii Revised Statutes.

Reading of Minutes: Upon motion, the minutes of the May 21, 1970 meeting were approved as circulated.

Business Out of Minutes: Registration of Out-of-State Condominiums
Motion was made and seconded to require all developers of out-of-state condominiums wishing to sell their condominium units in Hawaii to register their condominium project pursuant to the Horizontal Property Regime Act, Chapter 514, Hawaii Revised Statutes, and meet all requirements except the recordation of the basic documents. Motion carried.

Suggestion was made that the licensing rules and regulations be amended by requiring that brokers sell only duly registered condominiums.

Investigations: RE-362 and 375 Betsy Christian/Action Realty, Inc.
Reported that the notice of hearing for Betsy Christian and Action Realty, Inc., has been approved by the Attorney General as to format and content. The Chairman appointed Harold Silva and

Hiromu Yamanaka as hearing officers. Executive Secretary was directed to make all arrangements to hear the matter at the earliest possible date.

RE-368 Patricia A. Smith (aka Pat McCool)

Reported that under date of June 24, 1970 a draft of hearing notice on Patricia A. Smith was forwarded to the Attorney General for review and approval. Also reported that the Licensing Administrator, Dick H. Okaji, will prepare the hearing notice to enjoin Patricia Smith's broker, Charles Clarke. The Chairman appointed Louis Cannelora and himself to act as hearing officers on this matter. Date of hearing will be confirmed later.

RE-379 and 383 Growth International Realty

Reported that drafts of the hearing notices on this matter has been forwarded to the Attorney General but we have received no response as yet.

Amfac Properties, Inc.

Reported that under date of June 16, 1970, a letter was sent to Greg Anderson of Amfac, Inc., advising him of the possible violation of Section 467-7, Hawaii Revised Statutes, in allowing the corporation employees to actively engage in the sale of the corporation's industrial tract at Kaanapali, Maui. To date, we have received no response.

The Executive Secretary was requested to mail similar letter to the A & B Land Department and to C. Brewer & Company.

RE-386 Larry and Lydia Stevens

Reported that Arthur J. Gross, complainant, was sent a copy of the investigation report dated March 31, 1970 in reference to his request for an audience with the Commission. Gross responded by advising the Commission that some important facts were not presented to the Commission and wishes an audience, however, because he is in the process of moving his household, he wishes to postpone his audience to some other time. He will call the staff to set the time and date.

RE-328 Harold H. Singleton

Correspondence from Ernest K. C. Ching, Deputy Maui County Attorney, dated June 15, 1970, was presented to the Commission.

It was moved and seconded to dismiss the matter on the basis of Ching's report that the complainant has been satisfied. Motion carried unanimously.

Frank Quinn and Interstate Realty, Inc.

Moved and seconded that the salesman license of Frank Quinn and the broker license of Interstate Realty, Inc., be terminated in accordance with Section 467-18(c), Hawaii Revised Statutes. Motion carried unanimously.

New Business: Licensing

Corporation

Gem Construction Corporation	Rudolph Pacarro, PB
dba Gem Realty	
Kanemoto Realty & Management, Inc.	Edward Y. Kanemoto, PB
Real Estate, Inc.	John J. Pietsch, PB
Mauna Loa Realty, Inc.	Gorman F. Noland, PB
Wade Realtors, Ltd.	Jean P. Wade, PB
Ala Kai Realty, Inc.	Fay Y. Nako, PB

Branch

Akamai Realty, Inc., BR-2	Samuel K. Aweau, Jr.
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DBA

Sands Realty	Charles L. Fernandez, dba
Bill Cummings, Realtor	William A. Cummings, dba
O'Connor - Realtor	Ruth E. O'Connor, dba
John Rickard, Realtor	John S. Rickard, Jr., dba

Salesman

None

Partnership

None

Branch Office

None

Temporary

None

Upon motion, the license processings of the above as tentatively authorized by the Licensing Administrator, were approved.

Questionable Applications

Willard Wong

It was moved and seconded to deny granting of salesman's license to Willard Wong on the basis of his lengthy police record indicating poor moral character. Motion carried unanimously.

Morris Moche

It was moved and seconded to defer action on Morris Moche's application for a salesman's license pending the outcome of

his investigation cases before the Contractors License Board.
Motion carried unanimously.

NARELLO Conference (National and Western District)

It was moved and seconded that the Commission strongly recommend to Administration that arrangements be made to have a staff member attend all National and Western District NARELLO Conferences.
Motion carried unanimously.

The Commission feels that we must have continuity of exchange of invaluable ideas and knowledge. Inasmuch as the Commission member will not serve forever, they recommend that a staff member attend the meeting in addition to the Commission member.

Neighbor Island Meeting

Upon motion, the Commission decided to hold its next neighbor island meeting for September 10-12, 1970 in Lahaina, Maui. The purpose of the meeting is to meet with the Maui licensees and discuss their problems, investigate condominium projects, and review the rules and regulations and statutes on licensing and condominium for possible revision, amendment and/or new legislation. Some of the areas to be studied are the recovery fund sections, residence requirements, and raising of application and renewal fees. The Chairman and the Executive Secretary are to meet and prepare the study assignment area. The Commission also requested that the Department of Regulatory Agencies allow Robt E. Bekeart to attend the meeting as a resource personnel in the study of condominium law and rules and regulations.

June 1970 Real Estate Examination

It was moved and seconded that beginning with the June 1970 examination, the scoring on the true and false questions will be on the basis of right minus wrong. Written and oral instructions are to be given prior to the examination. Motion carried unanimously.

Miscellaneous: Real Estate Recovery Fund

Estate of Harry Bates Len

Advised the Commission that the Attorney General has received notice from attorney Kwan Hi Lim, of his intention to file suit on behalf of his clients which could result in payment from the real estate recovery fund. His clients and the amount of their suits are:

Robert T. Len	\$2,000
John H. Harada	2,500
Josheph Chun	5,000
Helen L. Higgins	2,500

Correspondence: Midwest District Conference of NARELLO

Advised that the Midwest District of NARELLO has extended an invitation to attend their district conference in Sante Fe, New Mexico, on July 9 and 10, 1970.

Appreciation Letters from Delegates to 1970 Western District Conference
Appreciation letters from delegates who had attended the 1970 Western District Conference were read.

Date of
Next Meeting:

Thursday, July 23, 1970, at 9:30 a.m. (all day)

Adjournment:

There being no further business, the meeting was adjourned by the Chairman at 5 p.m.

Recorded by:


YUKIO HIGUCHI, Executive Secretary

YH:va
6/7/70