

Minutes of the Meeting
of the
REAL ESTATE LICENSE COMMISSION
OF THE TERRITORY OF HAWAII

March 25, 1952, at the offices of the Commission Rooms 109 and 121,
Honolulu Armory, Hotel and Miller Streets, Honolulu, Hawaii.

Present: Eaton H. Magoon, Chairman
John K. Akau, Jr., Member
Kinji Kanazawa, Administrator
Stephen K. Miyagawa, Investigator

The regular meeting of the Real Estate License Commission of the Territory of Hawaii was called to order by Mr. Eaton H. Magoon, Chairman, at 9:00 a.m., in the Commission offices, Rooms 109 and 121, Honolulu Armory, Hotel and Miller Streets, Honolulu, Hawaii. The reading of the minutes of the previous meeting was dispensed with. The order of business and actions taken were as follows:

ORDER OF BUSINESS

Review of Eligible List for
CAF-9 Administrator

The Administrator made a report on the interviews of the eligibles for the position of CAF-9, Administrator, submitted by the Civil Service Commission. The eligible list for the position of Real Estate Licensing Administrator contained the names of three individuals. Two of the individuals were not interested in the position. The last individual, Alfred K. Bell, indicated he was interested in being considered for this position. However, due to the lack of choice in favor of the Real Estate License Commission in making a selection from two or more individuals, the Real Estate License Commission decided to reject the application for the position by Mr. Bell. The Administrator reported that the Civil Service Commission was approached for any other allied Administrator's list which may be considered in order that the Commission may make the appointment for the position of Real Estate Licensing Administrator in accordance with the rules of regulations of the Civil Service Commission. A review of the allied list disclosed there was no one capable of meeting the minimum requirement for the position. It was therefore recommended by the Administrator that Stephen K. Miyagawa, Investigator of the Commission be provisionally appointed to the position of Administrator. The recommendation was duly approved by the members of the Commission.

Review of Eligible List for CAF-1, Typist
from Civil Service Commission

The Administrator reported the eligible list for CAF-1 Typist was

received by the Civil Service Commission and the persons on the list were duly interviewed. The Administrator recommended the appointment of Miss Joan Y. Kato for this position. It was unanimously approved to accept the recommendation of employing Miss Kato for this position.

Brokerage Application -
Hoogs & Clark, Realtors

An application by Hoogs and Clark, Realtors, for a brokerage application was received by the Commission. Proper investigations were conducted into the brokerage which was reported to be a joint venture between Mr. Richard J. Hoogs and Walter Norman Clark. The Administrator recommended the Commission to approve the issuance of a brokerage license to Hoogs and Clark, Realtors. The Commission unanimously approved the recommendation.

Reinstatement Requests from
Real Estate Salesmen

The following licensees who forfeited their real estate salesman's licenses due to their failure to renew them on time were reported to have satisfactorily met the reinstatement requirements:

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|-----------------------|---------------------------|
| 1. Nane A. Aluli | 3. Charles Isami Takeuchi |
| 2. Francis K. F. Wong | 4. William M. Cox |

It was recommended that they be formally approved for reinstatement. The Commission unanimously approved the recommendation.

Charging of a Fee for Commission's
Printed Handbooks

The Administrator reported that the Attorney General's office declared in its opinion dated March 13, 1952, that it was within the power of the Commission to make a charge for the Commission's handbook commensurate to the cost of publication. It was further suggested by the Administrator that this action to charge a fee for the handbooks be duly incorporated in our rules and regulations. The Commission members unanimously approved the recommendation and advised that steps be taken to comply with the recommendation. It was recommended also to look into the matter of cost of publication in order that a reasonable price may be approved at the next meeting.

Actions Taken on Investigator's Reports

1. William G. Hee, Broker and Alfred T. L. Yap, Broker

William G. Hee and Alfred T. L. Yap, brokers, were cited

by the Investigator for violation of Rule 8 of the Rules and Regulations of the Commission. The Administrator reported that these two licensees were duly informed of their violations and cautioned to take every step to prevent a recurrence of such violations. The Commission approved the action taken. (See attached Investigator's report)

2. Lillian M. Silva, Broker vs. Charles M. Nafe, Broker

The Investigator reported the case of Lillian M. Silva against Charles M. Nafe, Broker. A charge of fraudulent and misleading conduct by Mr. Charles M. Nafe, broker was made by Mrs. Silva. A review of the reports of the investigation showed there were insufficient grounds to support the claim made by Mrs. Lillian M. Silva. The case was closed for this reason by the Administrator. The Commission approved the action taken.

3. Charles I. Takeuchi - Violation of Section 7736, Chapter 150, Revised Laws of Hawaii 1945, as amended

Charles I. Takeuchi was reported by the Investigator to have conducted himself as a real estate agent while his license was classified as forfeited. It was also reported that subsequent to the violation of Section 7736, Mr. Takeuchi did petition this office and made the necessary payment to have his license reinstated. The Commission advised the Administrator to notify him in writing of his violation and suggested greater caution be taken to avoid future violations. (see attached Investigator's report)

4. Milton Beamer, Broker - Violation of Rule 13

Milton Beamer, broker, was reported to have failed to properly report to this office of his change of business address. This conduct was cited by the Administrator as a violation of Rule 13, Rules and Regulations of the Commission. The Commission advised the Administrator to notify Mr. Beamer of his violation in writing and direct him to take immediate steps to comply with the provisions of Rule 13.

Broker's Examination for
Stephen K. Miyagawa

The Commission members approved the recommendation of the Administrator to give Stephen K. Miyagawa a broker's examination consisting of a preparation of a detailed outline of the pertinent phases of real estate principles and practices. Mr. Miyagawa is permitted to take several days to prepare the report for approval by the Administrator. Upon submission of such report, a recommendation will be made for the issuance of a real

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estate broker's license.

Respectfully submitted,


Kinji Kanazawa
Administrator

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