

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

December 12, 1952, at the offices of the Commission, Rooms 109 and 121,
Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H.

Present: Eaton H. Magoon, Chairman
John K. Akau, Jr., Member
Charles H. Kimura, Member
Stephen K. Miyagawa, Administrator
Robert K. Chang, Deputy Attorney
General

A special 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., at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, T. H. The reading of the minutes of the previous meeting was dispensed with. The order of business and the actions taken were as follows:

ORDER OF BUSINESS

NALLO Dues for 1953

The Administrator reported that the dues for the National Association of License Law Officials are due for 1953. The Commission paid \$75.00 for 1952, \$50.00 of which was applied to Association dues, and \$25.00 for bulletin service. Mr. Akau moved, seconded by Mr. Magoon, and unanimously carried that the same amount be pledged for 1953.

Police Records on Applicants Applying
to take the coming Examinations

A routine investigation of applicants planning to take the coming examinations revealed police records on the following:

Salesmen Applicants

1. Claus, David Henry
2. Kim, Douglas S. D.
3. Kimura, Charles N.
4. Koyanagi, Richard M.
5. Makino, Harry Kazumi
6. Taketa, Charles Takeshi
7. Tari, James Masao
8. Woo, Thomas Kwi Tet
9. Luke, Robert Wah Kee

Broker Applicants

1. Inn, George
2. Gonsalves, Henry
3. Ohye, John Yoshimi

The Administrator reported that the above applicants had police records such as gambling, drunk driving and other minor offenses. There was considerable discussion on whether Mr. Robert Wah Kee Luke, salesman applicant, should be allowed to take the examination. His record was reported as follows:

12/25/41	Affray
12/26/41	Amended to Drunk \$25.00
2/3/43	Drunk
2/9/43	Fined \$25.00
7/17/45	Inv. FBI (larceny)
7/17/45	Charged larceny 2nd
7/19/45	30 days Jail
	susp. to 13 months
	Stole 9 cases of government beer

It was moved by Mr. Akau, seconded by Mr. Magoon, and unanimously carried that the above be allowed to take the examinations. On the matter of Mr. Luke, it was unanimously agreed that since there is a lapse of nine years from his last offense that he be allowed to take the examination. The Administrator was instructed to advise Mr. Luke that the Commission does not feel he has a good record, but it will allow him to take the examination in fairness to him and in the event he passes the examination, his broker will have to vouch his willingness to assume responsibility of his actions as a salesman. (See individual folders for police records on the rest of the applicants)

Approval of Commission Expenditures

The Commission expenditures for the month of November 1952 were reported to be \$138.00. The total receipts for this month to date amounted to \$3,000. It was moved by Mr. Akau, seconded by Mr. Magoon, and unanimously carried that the above stated expenditures be approved for payment.

Application by Lillian Cargile

Mrs. Lillian M. Cargile, formerly Mrs. Lillian M. Silva, applied to the Commission to do real estate business under the firm name of LILLIAN CARGILE.

Upon the recommendation of the Administrator, Mr. Akau moved, seconded by Mr. Magoon, and unanimously carried that Mrs. Cargile's request be approved and a license issued under LILLIAN CARGILE.

Charles Ford & Associates of the West, Inc.

The application of Charles Ford & Associates of the West, Inc., was again discussed at length with the Deputy Attorney General, Mr. Robert K. Chang, present. Mr. Magoon reiterated the unfavorable impression he gathered regarding this organization. The general consensus of opinion in the minds of the members still remains the same. Even though an amended application under the title Charles Ford & Associates of the West, Inc., has been filed with this Commission, there is still an implied violation of Section 7741, subparagraph 14, and the rules and regulations of the Real Estate License Commission of the Territory of Hawaii, because a foreign corporation, Charles Ford & Associates, Inc., is trying to do real estate business through a Territorial representation. (Mr. G. A. O'Rouark, broker)

Purchase of Second-Hand Safe

The Administrator reported that the Commission has no safety vaults to safeguard its money and other valuable documents left with this office. He reported that he could purchase one for around \$145.00 (second hand) with a burglary chest, weighing 500 pounds, at W. Tip Davis Company. It was moved by Mr. Akau, seconded by Mr. Magoon, and unanimously carried that approval be given to purchase this safe.

Part-Time Salesmen

The Administrator reported he was invited to attend a meeting of the Honolulu Realty Board to participate in the discussion of part-time salesmen. Since the invitation was extended on a very short notice, he attended the meeting with the understanding that whatever opinions expressed were his own and not of the Commission. The only positive statement made was in answer to the question of whether part-time salesmen are injurious to the general public. The records of the Commission show that not a single complaint has been filed with the Commission against a part-time salesman to date.

The Commission members unanimously approved the stand the Administrator took at the meeting. He was instructed to refrain from expressing any opinions in public regarding pertinent matters in the future unless first sanctioned by the Commission. The decision of the Honolulu Realty Board as a result of the discussion on part-time salesmen will be sent to the Real Estate License Commission at a later date.

Henry Hutchison vs. Kenneth J. S. Pang, broker

A formal hearing was called upon a complaint by Mr. Henry Hutchison, salesman, against Mr. Kenneth J. S. Pang, broker, for alleged violation of Section 7741, subparagraph 15, Chapter 150, Revised Laws of Hawaii, 1945, as amended.

Mr. George Ilalaole, court reporter from the District Court, was present to take the transcript of the hearing. However, the hearing was

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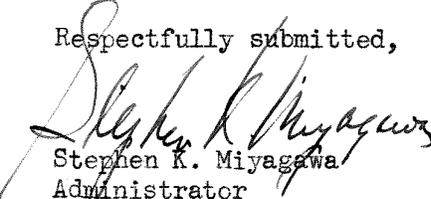
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unanimously postponed until December 18, 1953, following Thursday, since Mr. Pang preferred to retain a counsel to testify in his behalf.

Adjournment

There being no further business the meeting was adjourned at 10:30 a.m.

Respectfully submitted,



Stephen K. Miyagawa
Administrator

SKM:ei