

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

March 24, 1954, at the office of Eaton H. Magoon, Chairman, 910 Alakea Street, Honolulu, T. H.

Present: Eaton H. Magoon, Chairman  
J. Patton Odom, Member  
Hirotooshi Yamamoto, Member  
Stephen K. Miyagawa, Administrator

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., in his office at 910 Alakea Street, 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

Old Business - Case of Commission  
versus Clarence T. C. Ching  
dba City Realty

The actions taken at the special meeting held on March 16, 1954 against City Realty was brought up for final disposition. The Administrator reported that as instructed by the Commission, a legal notice was put in both the Honolulu Advertiser and the Honolulu Star-Bulletin, calling attention to the general public and to all licensed real estate brokers the subdivision regulations of the City Planning Commission and the real estate licensing statutes of the Territory of Hawaii. (see attached copy of notice)

The Commission unanimously voted that City Realty was in violation of Section 6642, Chapter 127, and Section 7741, Chapter 150, Revised Laws of Hawaii, as amended, by inviting the public to purchase certain described lots in the proposed Salvation Army subdivision located at 21st and 22nd Avenues, Kaimuki, Honolulu, T. H. The Commission further voted to send a letter to Mr. Ching, citing his violations, and as advised by the Attorney General of the Territory of Hawaii, to cease all operations to sell lots in the proposed subdivision and to return all monies received as deposits on said lots, and to give forthwith a final accounting to the Commission as evidence that he has complied and carried out our requirements. It was also unanimously voted that Mr. Richard T. C. Ching, real estate salesman under City Realty, be called before the Commission for questioning regarding his attitude towards this Commission at the next Commission meeting.

Periodic Commission Inspection  
and Investigation Trips to  
Outside Islands

Chairman Magoon stated that the Commission has a duty to make periodic inspection and investigation trips to the outside islands - Hawaii, Maui, and Kauai - to see that the real estate licensees are complying with our statutes and the rules and regulations of the Real Estate License Commission; to answer any inquiries relating to the real estate licensing laws of the Territory; and to receive any complaints, if any, the public may have against real estate brokers and salesmen in the respective islands.

After some discussion, it was unanimously voted that the Commission go to the Island of Hawaii first. The Administrator will leave for Hilo on April 9, 1954 and the members will join him on Monday, April 12, 1954. It was suggested that the Administrator make out a tentative program and itinerary for the members' approval.

Reinstatement Requests

The reinstatement of the following real estate salesmen and broker was unanimously approved by the members after a favorable recommendation of the Administrator:

<u>Salesmen</u>	<u>Broker</u>
1. Charles Fernandez	1. Raymond M. Y. Chang
2. Eileen M. Watkins	
3. Louis K. Kahanamoku	
4. Elmer C. Jenkins	

Request to Operate Under Trade Name  
REALTY ASSOCIATES by Richard Imada

At a Commission meeting held on March 9, 1954, Mr. Richard Imada, real estate broker, was cited for violation of Rule 9, Rules and Regulations of the Real Estate License Commission. Since then Mr. Imada has complied with our request and has submitted a letter requesting permission to do real estate business under the trade name Realty Associates. The Administrator's recommendation to approve this request was put into motion by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried.

Hearing to Revoke Salesman's License  
of Harold Sung Bong Kim

A hearing was called to order to consider the revocation of the salesman's license of Harold Sung Bong Kim.

Mr. Kim was licensed by this Commission as a real estate salesman on April 27, 1953. It has come to our attention that on March 2, 1954, Mr. Kim was convicted in the U.S. District Court, Territory of Hawaii, for narcotics law violation and was sentenced to two years' imprisonment. Mr. Kim was contacted at Oahu Prison, and he was fully aware that under the Territorial real estate licensing statutes a conviction of any felony may mean either a revocation or suspension of his real estate license. Furthermore, Mr. Kim gave the Administrator permission to proceed with whatever action the Commission deems proper to dispose of his license. A motion was made by Mr. Odom to revoke the license of Mr. Harold Kim, which was seconded by Mr. Yamamoto, and unanimously carried.

Case of Edmund K. Izumi  
Salesman Applicant

Mr. Izumi took the last salesman's examination and passed with a very good grade. However, due to personal reasons, Mr. Izumi requested that his application for a salesman's license be withdrawn. Mr. Izumi's request for withdrawal was duly put into motion by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried.

Suspension of Howdy Reynolds, Broker  
by Honolulu Realty Board

The Official Bulletin of the Honolulu Realty Board reports that Mr. Howdy Reynolds, broker, has been suspended from membership in the Board for a period of sixty days from March 5, 1954. The Board took this action on the basis of facts presented showing that Mr. Reynolds had acted in a negligent manner causing the buyer to suffer loss of Home Exemption amounting to \$53.17. The buyer has subsequently been reimbursed the amount of the loss.

The members of this Commission unanimously felt that unless a written complaint is filed with this office against Mr. Reynolds, no action can be taken at this time.

Letter to Waikiki Finance, Mortgage  
& Realty Co., Ltd.

As requested at the last meeting, the Administrator presented to the Commission a draft of a letter to Waikiki Finance, Mortgage & Realty Co., Ltd., calling their attention to apply for a real estate brokerage license in the event the corporation anticipates in actively engaging in the real estate business in the future. The letter as drafted was unanimously approved by the members. (see files on Waikiki Finance, Mortgage & Realty Co., Ltd.)

Inspection of Brokers' Offices

The following brokers' offices were inspected for any violations of the real estate licensing statutes and its rules and regulations:

<u>Names</u>	<u>Violations</u>
1. Thomas Fujii and Masaru Kaneshiro	none
2. Charles Suetsugu	none
3. Kenneth Kawada	none
4. Magoon Brothers	none
5. Hawaiian Property Management	none

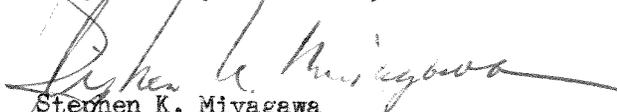
#### Commission Circular Letter

The Commission unanimously voted to send to all brokers another circular letter, calling their attention to the subdivision laws of the City Planning Commission, Section 6642, Chapter 127, Revised Laws of Hawaii, 1945, as amended. All brokers are requested to comply strictly with the above section or be subject to being charged with violation of Section 7741, Chapter 150, Revised Laws of Hawaii 1945, as amended 1953. The Commission would also like to have the cooperation of the brokers who are aware of any violations to report such violations to this Commission.

#### Adjournment

There being no further business to discuss, the meeting was adjourned at 9:35 a.m.

Respectfully submitted,

  
Stephen K. Miyagawa  
Administrator

SKM:etk