

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

June 4, 1954, at the offices of the Real Estate License Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Streets, Honolulu, Hawaii.

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

Absent: Hirotoshi Yamamoto, Member

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, 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

Acceptance of Applications after
Deadline Date for June 19 Examination

Two applications were received after the deadline date, May 24, 1954. The late registrants requested consideration to be accepted for the June 19th examination. The Commission has made a definite policy not to take any late applications. Mr. Odom commented that the Commission's policy stands and that the applications be denied. However, the Commission could accept the applications for the next examination. The Administrator was requested to send a letter to Raymond Thomas Parker, Yoon Cho Henry Chung, and Mrs. Grubb, advising them of the decision taken by this Commission.

Hearing - Case of David Chung Wo Au

The above case was reviewed with the Commission members. Mr. David Chung Wo Au is seeking reinstatement of his salesman's license which was revoked on April 19, 1949 as a result of his conviction for a Federal criminal offense. Mr. Au was indicted for bribery, a Federal offense, and was convicted in the United States District Court, District of Hawaii, for violation of U.S. Code Title 18, sec. 91, by influencing a U.S. Immigration Official to issue a Certificate of Citizenship to one, Loni W. Wah.

Since Mr. Au and his attorney, Kinji Kanazawa, who were scheduled to appear for a hearing, failed to show up, the Commission unanimously voted not to take any further action until Mr. Au has proven that he has met the requirements of Section 7737, Chapter 150, Revised Laws of Hawaii, as amended.

Number of Applicants for June 19
Examination for Salesmen's and
Brokers' Licenses

The Administrator reported that the applications for the salesmen's and brokers' examination totaled 120, out of which 87 were for salesmen's licenses and 33 were for brokers' licenses. Only one application was received from the outside island. The Commission unanimously voted to send Mr. Odom, member, to administer the examination on the Island of Kauai on June 19, 1954.

An investigation of all the applicants revealed that the following had unfavorable credit and police records against them:

1. Ethel Chang Lactaon - credit
2. Frances C. Fitch - credit
3. Harry Young Hark Kim - credit and police
4. Jerry E. Sheeley - police

A discussion was had whether or not the above should be allowed to take the examinations. Upon the suggestion of the Administrator, the Commission voted to allow the above applicants to take the examination with a stipulation in the examination notices that they will be subject to further investigation to determine whether they have met the other requirements under Section 7737, subparagraph 2, and Rules 1 to 4, Rules and Regulations of the Real Estate License Commission before a license will be issued to them after passing their written examinations.

Approval of Examinations for
Brokers and Salesmen

The rough drafts of the examinations for brokers and salesmen to be given on June 19, 1954 were presented to the Commission for its review. Each member will review the examinations and submit corrections and/or additions to the examinations.

Loyalty Oaths and Personal History Statements

This Commission received a copy of the memorandum from the Governor to Honorable Farrant L. Turner, Secretary of Hawaii, dated April 23, 1954, directing him to require all appointees of each board and Commission to file a Loyalty Oath and a Personal History Statement. Mr. Magoon requested the cooperation of the members of this Commission in an immediate compliance with the Governor's request. Mr. Magoon submitted

his oath and statement to this Commission to be forwarded to the proper authority. Mr. Yamamoto has already filed his loyalty oath and personal history statement. Mr. Odom promised to come to the Commission 's office tomorrow to file the required documents.

Financial Report for the Month of May 1954

The following financial report for the month of May 1954 was presented to the Commission:

Expenditures - Office Expenses	\$206.75
Salaries Paid	941.45.....\$ 1,148.20
Fees Collected.....	\$ 746.00
Balance in Special Fund as of May 31, 1954.....	\$22,897.40

The above report was moved for acceptance by Mr. Odom and carried unanimsly.

Application for Real Estate Trade Name

Mr. Clifford L. Stark, broker, made application to conduct his real estate business under the trade name Cliff Stark - Real Estate. Upon the recommendation of the Administrator, Mr. Stark's request was unanimsly granted.

NALLO Convention

Mr. Robert W. Semenow, Secretary-Treasurer of NALLO, has already sent reservation blanks for hotel accommodations to attend the NALLO convention. The members advised the Administrator to write to the Governor immediately and request his approval to send two official delegates from the Real Estate License Commission to attend the NALLO convention which is scheduled to be held in Cleveland, Ohio, from November 3 to 6, 1954. Mr. Eaton H. Magoon, Chairman, and Mr. J. Patton Odom, Member, were voted as delegates to attend the convention. It was, therefore, decided that until a definite answer is received from the Governor, the hotel reservations be deferred.

Mr. William F. Swanson, chairman, of the Program Committee for the 1954 NALLO Convention, has sent letters to all license law officials requesting that the members list the topics that they would like to have in the convention program. A list of the topics will be sent to Mr. Swanson later.

Request to Order License Certificates
and Identification Cards for
Brokers and Salesmen for 1955

At present the yellow or buff colored certificates are used for broker's licenses and the white certificates for salesman's licenses.

After some discussion, it was unanimously voted that the color for the salesman's license be changed to light blue and the color for the broker's license be changed to white. The identification cards for salesmen and brokers will remain the same except the year would show 1955 on the face of the card.

Job Performance Reports
and Increments Due 7/1/54

Job Performance reports on the office staff of the Real Estate License Commission are due. Salary increments are also due for Stephen Miyagawa, Administrator, and Joan Kato, typist, effective July 1, 1954. The necessary forms to effectuate the salary increments have already been completed and filed with the Civil Service Commission.

Case of Ralph N. Villiers, Broker

The Administrator reported that three notices were sent to Mr. Villiers, broker, to remit 25¢ for a handbook mailed by this Commission upon his request on January 18, 1954. He finally came to the office in person and paid the 25¢ fee. For the records and for the information of the members, the above information is included in the minutes.

Inspection of Brokers' Offices

The following brokers' offices were inspected for a routine check-up:

<u>Names</u>	<u>Violation</u>
1. Norberto Villanueva	none
2. Walter Wong	none
3. Benjamin Kong	Rule 12. (Licenses not displayed)

Mr. Kong, in the presence of the Administrator, made immediate correction by displaying all licenses issued to his office. He was cautioned to be more careful in the future.

New Cases - Violations

(2) A-Place-To-Stay - Mr. Miyagawa, Administrator, reported that he made a routine inspection of the office of A-Place-To-Stay, a rental agency on May 18, 1954 and found that there was insufficient control by the principal broker, Mr. Selwyn P. Jenkins. The Commission unanimously voted that Mr. Jenkins be required to employ a full-time broker to be in charge of the office at all times.

(b) Case of Raymond Ponzo - Mr. Ponzo was cited for violation of Rule 8, Rules and Regulations of the Real Estate License Commission. Mr. Ponzo, upon calling his attention to the violation, made immediate correction. The Commission noted this violation and requested that the Administrator write a letter of reprimand and caution to Mr. Ponzo, broker.

(c) Case of L. Harold Whitaker vs. Louise Rogers, broker - Mr. Whitaker came in to the office to seek advice about a provisional sales agreement he signed to purchase a lot in the Kaikoo Subdivision from Louise C. Rogers, Broker. Mr. Whitaker wanted to know whether he was bound by the terms of this provisional sales agreement and whether there was any violation of the subdivision laws of the City & County of Honolulu. The Commission recalled a recent case similar to this and voted to refer this matter to the City Planning Commission for its opinion in the matter.

Cases Deferred to the
Next Commission Meeting

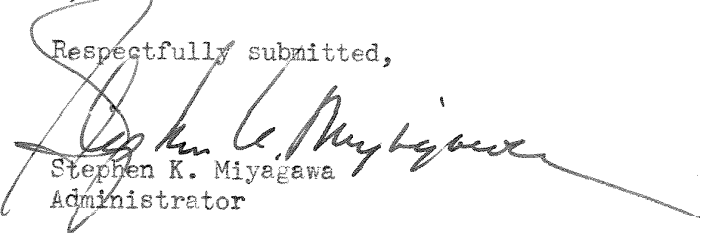
Due to pressure of other business, the members voted to defer the following cases until the next Commission meeting:

- (a) Case of Froilan B. Villalba
- (b) Case of Charles Ford & Associates of the West, Inc.
- (c) Case of Thomas B. Miles, Salesman
- (d) Case of Antone Cabarlac Cacatian, Salesman
- (e) Case of Richard K. Ho, Broker
- (f) Case of Fred S. Koki, Salesman
- (g) Case of Modesto Dumlao vs. Juan P. Canada, Broker

Adjournment

The meeting was adjourned at 10:15 a.m.

Respectfully submitted,


Stephen K. Miyagawa
Administrator