

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

January 14, 1955, at the offices of the Commission, Rooms 109 and 121, Honolulu Armory, corner of Hotel and Miller Street, Honolulu, T. H.

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

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's offices, Rooms 109 and 121, Honolulu Armory, 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

Reappointment of J. Patton Odom
as Member of this Commission

An official notice from the Office of the Secretary of Hawaii, Territory of Hawaii, was received advising this Commission that Mr. J. Patton Odom has been commissioned by the Governor as member of the Real Estate License Commission for another term of office from January 3, 1955 to December 31, 1957. This reappointment announcement was unanimously accepted by the members, and Mr. Odom expressed his continued willingness to cooperate in working for the best interest of the Commission to the best of his ability.

Request for Reinstatement

The following brokers and salesmen forfeited their licenses due to non-payment of renewal fees and have petitioned the Commission for reinstatement and have paid the required \$25.00 fee. The Administrator's recommendation for reinstatement was put into motion by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried:

Brokers

1. Hakumasa Hamamoto
2. Maed Carson

Salesmen

1. Roy E. Devereux
2. John D. Fung
3. S. A. Kirkpatrick
4. James A. Gomes
5. Theolinda Gomes
6. Ernest S. K. Fung
7. Michael S. Scarfone

The attached list of brokers and salesmen forfeitures for 1955 was circulated to the members. A total of 10 brokers and a total of 111 salesmen forfeited their licenses as of January 1, 1955. It was unanimously approved that a notification of forfeiture be sent to all persons on the list.

Report to the Governor on
Commission's Activities and
Accomplishments

In compliance with Section 7734 (6), Chapter 150, Revised Laws of Hawaii, a copy of the annual report to the Governor of Hawaii covering the Commission's activities and accomplishments for the fiscal period 1953-54 was presented to the members for official action. The report was unanimously approved as presented and was accepted for inclusion with today's minutes.

Application for Business Trade Names

Richard M. C. Lum, broker, applied to the Commission for approval to operate his real estate business under the fictitious trade name, Central Pacific Realty Company, at 89 N. King Street. Since Mr. Lum complied with our requirements, a motion was made by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried that he be allowed to operate under the trade name as requested.

Philip Woowon Hong, broker, made a similar request for approval to operate his real estate business under the fictitious trade name, Kapahulu Realty Company, at 760 Kapahulu Street. Mr. Odom moved to accept his request, subject to clearance and registration at the Territorial Treasurer's office, which was seconded by Mr. Yamamoto and unanimously carried.

NALLO Association Dues for 1955

Mr. Robert W. Semenow, Secretary-Treasurer of the National Association of License Law Officials, of which this Commission is a member, has sent the annual notice of reminder for the 1955 association dues. A voluntary increase in dues for 1955 over 1954 was solicited. After some discussion, Mr. Odom made a motion that the Commission contribute a total of \$125.00 which will be applied as \$100.00 for 1955 association dues and \$25.00 for bulletin services. Motion was seconded by Mr. Yamamoto and unanimously carried.

Commission's Financial Report

The financial report for the month of December 1954 as presented was unanimously approved with the suggestion that in the next report the previous month's balance be also included:

Expenditures for the month of Dec. 1954 - office exp.	\$	347.62
pay roll		<u>959.81</u>
	\$	1,307.43
Real Estate fees collected in December 1954	\$	9,162.00
Balance in Special Fund as of December 31, 1954	\$	<u>28,285.16</u>

Requisition for Office Supplies

Upon a request to purchase a mailing scale and a numbering machine for the Commission office, Mr. Odom made a motion of approval for such purchases, which was seconded by Mr. Yamamoto and unanimously carried.

Cancellation of Brokerage License Held by Charles Ford & Associates of the West, Inc.

Mr. Charles M. Nafe, local broker and representative for Charles Ford & Associates of the West, Inc., turned in its brokerage license for cancellation on December 17, 1954. The Administrator reported that a thorough investigation of the brokerage activities revealed that there has been no collection of fees for 1954. The members instructed the Administrator to send a circular letter to all the NALLO officials that the brokerage license of Charles Ford & Associates of the West, Inc., has been cancelled and is not licensed in the Territory of Hawaii.

Complaints and Violations

(1) Mrs. H. Mock versus Robert S. Wong, Broker - The investigation report of a complaint filed by Mrs. Mock against Mr. Wong, broker, alleging misrepresentation of a sewer assessment, was read to the members. (see report attached) After a review of the report and findings, the Commission unanimously approved the Administrator's action and recommendation in handling the case. It was determined that there was no wilful misrepresentation on the part of Mr. Wong, but merely an oversight to settle the assessment at the time of the sale of the property to Mrs. Mock. Case is therefore being closed for lack of evidence to show violation of the real estate laws.

(2) Mr. Shuichi Yamada versus Hung Wai Ching, broker - The complaint by Mr. Yamada against Mr. Hung Wai Ching was reviewed by the Commission. Since there appears no indication of violation of the real estate laws and since Mr. Yamada voluntarily withdrew the complaint, Mr. Odom moved to close the case and file the attached investigation report as part of the records. Motion was seconded by Mr. Yamamoto and unanimously carried. See report by Administrator.

Minutes

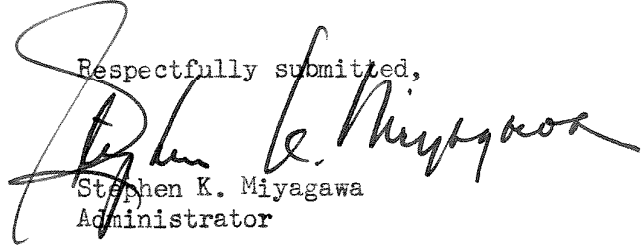
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(3) Ed Klein, broker, versus Frank G. Serrao, Broker - The Administrator's request to present the above report at the next Commission meeting was unanimously approved.

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Stephen K. Miyagawa". The signature is written in dark ink and is positioned above the typed name and title.

Stephen K. Miyagawa
Administrator

SKM:etk