

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

March 16, 1955, 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  
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, 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 actions taken were as follows:

ORDER OF BUSINESS

Results of Real Estate Brokers'  
Examinations Given on 2/19/55

A total of 32 applicants took the broker's examination on February 19, 1955, out of which 5 actually qualified by attaining the minimum passing grade of 85% and above, 10 made borderline grades (between 84% and 80%), and 17 failed to qualify. A motion was made by Mr. Yamamoto that the applicants who made the grades between 89.71% and 84.47% be automatically passed, and the applicants who made the grades between 83.56% and 80% be orally briefed by the Administrator. All applicants whose grades were below 80% were ruled as not qualified. Motion was seconded by Mr. Odom and carried.

The following applicants have passed the broker's examination:

<u>Name</u>	<u>Grade</u>
1. Rudolph J. Brilhante	89.71
2. Charles I. H. Yang	87.58
3. Masanori Koide	86.38
4. Helen Y. Takekawa	86.01
5. Joan K. Thomas	85.01
6. Daniel E. Tolbert	84.95
7. Hideo Kanetsuna	84.47

The following will be subject to an oral briefing by the Administrator:

	<u>Name</u>	<u>Grade</u>
1.	Emil V. Carreira	83.56
2.	Wesley F. Charlton	83.38
3.	Kazuyuki Hiramoto	83.29
4.	John D. McCurry	83.28
5.	Thomas S. Evans	82.89
6.	S. Anthony Kirkpatrick	82.76
7.	Cyrenus L. Gillette	82.18
8.	Dick C. Pang	80.00

The following applicants failed to qualify in the broker's examination:

	<u>Name</u>	<u>Grade</u>
1.	Eileen M. Watkins	79.96
2.	Lorine Wilkins	79.59
3.	Tommy Larkin, Jr.	79.34
4.	James S. Sakamoto	79.06
5.	Edgar A. Kudlich	78.58
6.	Mark M. Huckestein	78.53
7.	Richard L. Clissold	77.89
8.	Harold G. Nishihara	76.17
9.	Alice Cassidy	76.13
10.	Lincoln Kaneshige	72.30
11.	Lyle C. Vincent	71.70
12.	Peter Hayashi	71.07
13.	Robert E. Paine	70.58
14.	Yoshio Maida	62.78
15.	Damon Sakai	59.47
16.	Randolph F. Solomon	49.02
17.	James A. Ai	42.45

#### Date of Next Real Estate Examinations

The date for the next real estate examinations for brokers and salesmen were unanimously approved for May 28, 1955. The deadline date for filing the applications will be May 9, 1955.

#### Resignation of Administrator

Mr. Magoon, Chairman, announced to the Commission that Mr. Stephen K. Miyagawa has put in his resignation as Administrator of this Commission effective March 31, 1955. The Commission commended Mr. Miyagawa for his excellent work and wished him success in his future undertaking. Mr. Odom made a motion for acceptance of his resignation effective March 31, 1955, seconded by Mr. Yamamoto, and carried. (see attached letter of resignation)

The Department of Civil Service, Territory of Hawaii, has sent in the name of Ralph E. Corey as the only applicant on the eligible list for the position of Administrator. Mr. Magoon suggested that Mr. J. P. Odom, Commission member, temporarily take over the duties until the position could be permanently filled. The Administrator was instructed to clear this matter with the Civil Service office.

Request to Take Next Real Estate Examination by John S. Craft

After reading Mr. Craft's letter requesting permission to be allowed to take the salesman's examination, the Commission ruled based on the contents of his letter that he has declared his intentions to make Hawaii his home and; therefore, has met the residence requirement. Mr. Odom made a motion to grant Mr. Craft's request which was seconded by Mr. Yamamoto and carried.

Reinstatement Requests

The following reinstatement requests were moved for acceptance by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried upon the recommendation of the Administrator:

<u>Salesmen</u>	<u>Broker</u>
1. Thomas A. Siegfried	1. Fred Susumu Takahashi
2. Thomas S. Ishihara	
3. Robert Wai	
4. James T. Morioka	

The following who forfeited their licenses more than a year ago have requested reinstatement:

<u>Salesmen</u>	<u>Broker</u>
1. Francisca A. Suelto	1. Harold W. Oie (credit record)
2. James L. Taka (credit record)	
3. Raymond A. Bartolome (police and credit records)	

A review of Mr. Taka's and Mr. Oie's credit records revealed they were not too serious. Therefore, Mr. Odom moved acceptance for reinstatement for Francisca A. Suelto, James Lono Taka, and Harold W. Oie. Motion was seconded by Mr. Yamamoto and unanimously carried. The Commission, however, questioned Mr. Raymond A. Bartolome's credit and police records and instructed the Administrator to have him appear at the next meeting for an informal interrogation.

Reinstatement Request of Talbert C. Long's Suspended Real Estate Salesman's License

The Commission unanimously voted to have Mr. Long appear at the next Commission meeting for an informal hearing on his past record.

Audit Report on  
Commission's Records

The Administrator reported that the Field Auditing Department of the Territory of Hawaii has audited the Commission's books, records, and accounts for the period June 1, 1953 to January 1, 1955, inclusive, and has reported that all our records and accounts were in proper order and accounted for. (see copy of auditor's report attached) Mr. Odom moved for acceptance and filing of the report. Motion was seconded by Mr. Yamamoto and carried.

NALLO Directors' Meeting Held  
in New York on February 25-26, 1955

On February 17, 1955, Governor King approved Mr. Magoon's request to attend the NALLO Directors' meeting in New York. At our last Commission meeting which was held on February 11, 1955, it was not known whether Mr. Magoon would be allowed to attend this meeting; therefore, this information is now included for the minutes. See report to the Governor on the accomplishment of the trip prepared by Mr. Magoon. Mr. Magoon announced that he was made chairman of the Committee on "square inch sale of land racket."

Legislation Report

(a) S.B. 470 and H.B. 786

Our proposed amendments to Chapter 150, Revised Laws of Hawaii, as amended, have been introduced in both the Senate and House. No discussion was held on this matter. Mr. Magoon requested that the bills be included in our next agenda for further discussion.

(b) S.B. 374

This bill was called to the attention of the members, since its passage will affect the Commission's funds. This bill proposes to deduct ten per cent of all receipts and deposits from all commissions and boards maintaining special funds to be transferred to the general fund of the Territory to help defray the cost of services rendered by other departments to special fund departments and commissions. The Commission agreed that this proposed deduction was reasonable. (see copy of bill)

Financial Report

Mr. Odom moved for acceptance of the following financial report as presented, seconded by Mr. Yamamoto, and unanimously carried.

Special Fund balance as of 1/31/55.....	\$28,778.05	
Fees collected in February 1955.....	542.00	
		\$29,320.05
Office Expenditures for February.....	\$441.98	
Pay Roll.....	959.81	- 1,401.79
Balance in Special Fund as of February 28, 1955.....		\$27,918.26

Old Case -Case of Froilan B. Villalba

The Administrator reported that he has checked with the Internal Revenue office on Mr. Villalba's delinquent taxes and liens and found them to be not of serious nature and recommended that the Commission at this time grant him his salesman's license, which was denied on the basis of his unfavorable credit record. Furthermore, the Attorney General of the Territory of Hawaii handed an opinion that a bad credit record alone does not indicate that the person is not possessed of good character. A motion was made by Mr. Odom, seconded by Mr. Yamamoto, and unanimously carried to grant a salesman's license to Mr. Villalba.

New Cases(a) Case of Edwin G. F. Wee, Broker

According to the Honolulu Star Bulletin dated February 25, 1955, Mr. Edwin G. F. Wee, real estate broker, was charged with misdemeanor for failure to file his tax returns in 1951 and 1952. Before any official action could be taken on his license, the Commission felt it advisable to obtain a legal opinion from the Attorney General's office to determine whether this Commission could revoke or suspend Mr. Wee's license based on this conviction. The Administrator was advised to get an opinion for the next meeting to enable this Commission to render a decision in this matter. (see Mr. Wee's file)

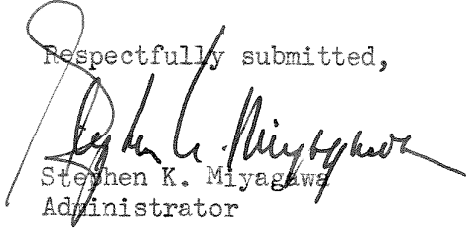
(b) Case of Henry R. Medeiros vs. Benjamin E. Ayson

The investigation report on the above case was read to the members. Mr. Ayson's handling of the real estate transactions and especially his conduct in an interview with the Administrator were questioned; therefore, the members unanimously voted to call him before the next Commission meeting for a hearing.

Adjournment

There being no further business to discuss, Mr. Odom moved for adjournment at 10:55 a. m. Motion was seconded by Mr. Yamamoto and unanimously carried.

Respectfully submitted,

  
Stephen K. Miyagawa  
Administrator