

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Friday, February 26, 1982

Place: Board Room, Kamamalu Building
1010 Richards Street, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman
Edwin H. Shiroma, Vice Chairman
Joseph F. Blanco, Member
Gloria J. Damron, Member
Tadayoshi Ishizu, Member
Constance B. Smales, Member
Ralph S. Yagi, Member

Ruth Tsujimura, Deputy Attorney General
Glenn M. Adachi, Acting Executive Secretary
Saeko Whang, Secretary

Prof. Larry E. Wofford, Present Chairholder
Dean David Bess, College of Bus. Admin., U. of H.
William R. Wood, WRW, Inc.
Bernie Farmer, Century 21 Real Estate School
Ann H. Ketell, applicant for real estate broker
license
Winifred Matthew - applicant for real estate
salesman license

Absent: Toru Kawakami
Gregg Yamanaka

Call to Order: There being a quorum present, Chairman G. A.
"Red" Morris called the meeting to order at
9:15 a.m.

It was noted that the agenda for today's meeting
was filed on Monday, February 22, 1982 at the
Lt. Governor's office in compliance with the
Sunshine Law.

Minutes: Minutes of December 18, 1981: A correction
was noted on page 4 regarding Wayne Nakashima's
application for real estate license. Edwin
Shiroma moved to amend minutes by deleting the
phrase "Gloria Damron abstained on this matter
for possible conflict of interest" and to
approve the minutes as amended. Tadayoshi
Ishizu seconded the motion to approve the
minutes of December 18, 1981 as amended.
Motion carried unanimously.

Committee
Reports:

Real Estate Education Advisory Council

Real Estate Seminar

Larry Wofford, Chairholder, reported that the seminar starting from March 6 to April 1, 1982 on all islands is proceeding as planned.

Dean David Bess reported on the following items:

1. Dr. Jim Gaines is being considered for associate professor at the University.
2. Financing of the Real Estate Chair - the present contract expired and a new one had to be drafted.
3. Education Committee will work on new guidelines for the next Chairholder.

Edwin Shiroma moved, seconded by Joseph Blanco to set standards for the honorarium and per diem for future seminars for 1982 at \$50.00 per contact hour and also to include the air fare and per diem based on the state rate in the speaker's fees for outer island seminars. Motion carried unanimously.

Edwin Shiroma moved to approve the proposed budget of approximately \$9,500 as submitted by Joseph Choy. Motion was seconded by Gloria Damron and unanimously carried.

Real Estate Education Specialist Report

Edwin Shiroma moved and Tadayoshi Ishizu seconded to accept the monthly activity report of the Real Estate Education Specialist as presented. Motion carried unanimously.

Real Estate Education Plan

Edwin Shiroma moved to accept the education plan with amendments by George Ikeda. Motion was seconded by Gloria Damron and unanimously carried. Dr. Ikeda will submit the amended plan to the Commission.

Edwin Shiroma moved, seconded by Constance Smales to approve the educational activities report as presented. Motion carried unanimously.

On the proposal submitted by SSRI, Edwin Shiroma moved and Gloria Damron seconded that the proposal be subject to Commission's review, comments and consultation with the Director of Regulatory Agencies and the Education Committee can either accept or reject the proposal. Motion carried unanimously.

Educational Testing Service

Executive Secretary reported that Judith Fremer, Director of RELE, ETS, spoke to the Commissioners on several items:

1. Having the Commissioners inspect and monitor various test center sites on February 27 for the administration of the real estate salesman and broker exams. Evaluation forms to be submitted after the exams.
2. Amendments to the contract - increase in the amount of testing fee of \$15.00 (direct application)

Solicitors at Exam Sites

The Commissioners discussed the problem of solicitors recruiting potential licensees at the test center sites. They inquired what kind of power the Commission has to keep them off the premises.

Laws and Rules Review Committee

Deputy Attorney General Ruth Tsujimura stated that the proposed rule regarding the direct examination application to ETS, §16-99-18 will not be valid inasmuch as it does not comply with the statute.

Business Out of Minutes:

Questionable Applications

Ann H. Ketell

Ann Ketell appeared before the Commission to discuss her broker application.

Following discussion, Ralph Yagi moved and Joseph Blanco seconded to approve Ann Ketell's real estate broker application. Gloria Damron voted "Nay". Motion carried.

Winifred Matthew

Joseph Blanco moved and Ralph Yagi seconded to add this matter to the agenda. Motion carried unanimously.

Winifred Matthew had requested an audience before the Commission to discuss the matter of restoration of her salesman license.

After discussion, Constance Smales moved and Gloria Damron seconded to deny restoration of the salesman license but to waive the education requirement and require her to sit for the salesman exam on one time basis. Motion carried unanimously.

Investigations:

Ralph Yagi moved and Joseph Blanco seconded to accept the recommendations of the Executive Secretary. Motion carried unanimously.

RE-81-26 Thomas H. Corbin

Case be dismissed. No evidence to substantiate a violation. Zoning variance requirement was clearly disclosed.

RE-81-84 Thomas F. Schmidt

Proceed to a hearing on all counts specified in the report.

RE-81-134 Kazumasa Okamoto

To set for hearing on all counts specified in report.

RE-81-148 Brian Flagg

To hold a hearing for alleged violations of §467-14(1), (7) and (8) and §16-99-3(1).

RE-81-173 Liz Benton, Inc.

Case be dismissed as to allegation of violation of §467-14(1) and §16-99-3(2). There appears to be a question on the representation of both parties by the Respondent. Based on complaint,

it appears that Complainant is under the impression that Silva is their agent, although report concludes that Respondent did not represent Complainants.

RE-81-189 Keith Okimoto

Letter of warning be sent to Respondent for possible violation of §16-99-11(6) and appearance of unlicensed branch office.

RE-81-201 Charter Realty, Ltd.

To hold a hearing on this matter for violation of Rule §16-99-5(b), (1) and (2) and §16-99-19(c).

RE-81-204 Spaces, Ltd.

Inform Complainant that Respondent's liability for losses is a civil matter. Issue letter of warning to Respondent that he should have provided timely accounting to Complainants.

New Business:

LICENSING

As requested, Tadayoshi Ishizu moved and Joseph Blanco seconded to add Parkview Realty, Inc. to the list of corporate names. Motion carried unanimously.

Corporation

Commercial Realty Corp. - 900 Fort St. Mall,
Simon Bebb, pb Ste 1777, Hon.

Crest Properties, Inc. - 75-5722 Kuakini Hwy
Ste 105, Kailua-Kona
Florence K. Collins, pb

Diamond Realty, Inc. - 2270 Kalakaua Ave.,
Ellen K. DePover, pb Ste 1007, Hon.

Betty J. Ho, Inc. dba ERA Magnum Properties -
98-211 Pali Momi St., #735, Hon.
Betty J. Ho, pb

KBR Realty, Ltd. - 75-5722 Kuakini Hwy,
Ste 216A, Kailua-Kona

Kapalua Properties, Inc. dba Kapalua Realty -
129 Bay Dr., Kapalua
Carmie R. Richesin, pb

Kihei Development Corporation - 900 Fort St.
Pioneer Plaza, Ste 1620, Hon.
John D. Schleppegrell, pb

MLD Realty, Inc. - 1188 Bishop St., Ste 1504
Mary L. Duley, pb Hon.

Lurline Mau, Ltd. - 1215 Hunakai St., Ste 204
Lurline Mau, pb Hon.

H. McKee Realty, Inc. - Star Route Box 6002,
Harry F. McKee, pb Captain Cook

Pacific Consultants, Inc. - 2752 Woodlawn Dr.
Carolyn Yoshihara, pb Hon.

Maggie Parkes & Associates, Inc. - 850 W. Hind
Margaret S. Parkes, pb Dr., #201, Hon.

Parkview Realty, Inc. - 1063 E. Lower Main St.
Lillian Murakami #108, Wailuku

Resource Properties Corp. - 1314 S. King St.
Andrew J. Roach, pb #520, Hon.

20/20 Management, Inc. - 1823 Kalani St.,
Michael Shinozuka, pb Unit 1, Hon.

Upon motion by Joseph Blanco, seconded by
Tadayoshi Ishizu, the Commission unanimously
ratified staff's action in approving the
applications for corporate licenses.

Partnership

G. L. Four Associates - 1024 Nuuanu Ave., Hon.

Branch Office

Aloha Realty, Inc. - 3222 Kuhio Hwy, Ste 6
Yoshiko I. Kano, bic Lihue

Fahrni Realty, Inc. - 339 Saratoga Rd., Ste 12
Leonard W. Fahrni, bic Hon.

Progressive Investment Corp. - Nalani St., #300
Kent M. Nakashima, bic Kailua-Kona

Tradenames

ACT Realty - Alice S. Tyau, dba

Suzy Beck Realty - Suzanne Beck-Tichiaz, dba

Bud Grossman, Property Manager - Gordon E.
Grossman, Jr., dba

M & M Realty Investments - Emily M. Martin, dba

OK Realty - Darl Ok Kim, dba

Sandcastle Properties - Sandra U. Padaken, dba

Sand Dollar Realty - Wade W. Richardson, dba

Terra-Aina Investments - Stephen P. Pingree, dba

Al Zmolek Realty - Allen R. Zmolek, dba

Upon motion by Ralph Yagi, seconded by
Tadayoshi Ishizu, the Commission unanimously
ratified staff's action in approving the
above partnership branch office and tradename
applications.

Corporation Name Change

Aloha Realty - formerly Aloha Realty, Inc.

Fujiyama Corporation - formerly Kenneth
Fujiyama Realty, Inc.

DBA Name Change

Land Development Services Corp. dba Veltri &
Co. - formerly dba Crater Realty

Ralph Yagi moved and Joseph Blanco seconded
to ratify the action of the staff in approving
the corporation and dba name changes. Motion
carried unanimously.

Questionable Application

Kamuela Realty Corporation

After a lengthy discussion, Ralph Yagi moved
and Constance Smales seconded to give
authorization to Executive Secretary to
issue or deny license on this matter based
on Attorney General's opinion. Motion
carried unanimously.

Donald Linn Danks

Ralph Yagi moved and Joseph Blanco seconded
to approve Donald Danks real estate salesman
license. Motion carried unanimously.

Miscellaneous:

Condominium Seminar

Gloria Damron moved and Constance Smales seconded to approve Gregg Yamanaka's trip to attend a Condominium Seminar to be held in New York City, February 24 - 27, 1982. This seminar will aid Gregg Yamanaka in setting up a similar seminar in September or October.

ETS Irregularity Report

Commission received ETS irregularity report at the December examination.

After discussion, Constance Smales moved and Gloria Damron seconded to proceed to a formal hearing on this matter. Motion carried unanimously.

Restoration

Norma Jean Fujishiro

Joseph Blanco moved and Gloria Damron seconded to deny restoration of Norma Fujishiro's real estate license on the basis that information contained in her application and supporting letter did not satisfy the Commission that she was still qualified to hold a real estate license. Motion carried unanimously.

Daniel K. Gale, Jr.

Joseph Blanco moved and Ralph Yagi seconded to deny Daniel Gale's restoration of Daniel Gale's real estate salesman license on the basis that information contained in his application and supporting document did not clearly show that he was still qualified to hold a license. Motion carried unanimously.

Kuilauokalani F. Kansana

Constance Smales moved and Joseph Blanco seconded to deny Kuilauokalani Kansana's real estate salesman license on the basis that information contained in her application and supporting affidavit did not clearly indicate to the Commission that she was still qualified to hold a real estate license. Motion carried unanimously.

NARELLO Western District Meeting

Chairman Morris distributed the initial draft that he put together of the NARELLO Western

District Meeting. The Commissioners discussed the agenda and the accommodations for the conference.

Real Estate Education Specialist Contract

Edwin Shiroma moved and Ralph Yagi seconded to renew the Real Estate Education Specialist contract for one year. Motion carried unanimously.

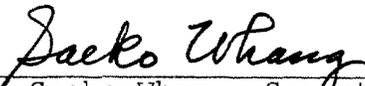
Date of Next Meeting:

Thursday, March 25, 1982
Board Room

Adjournment:

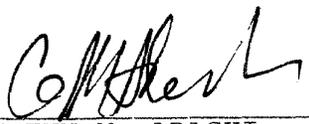
There being no other business to transact, the meeting was adjourned at 12:30 p.m.

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Acting Executive Secretary