

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING

Date: Friday, September 24, 1982

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

Present: G. A. "Red" Morris, Chairman
Joseph F. Blanco, Member
Gloria J. Damron, Member
Constance B. Smales, Member
Ralph S. Yagi, Member

Janice B. Sevilla, Education Officer
Cynthia T. Alm, Information Officer
Glenn M. Adachi, Executive Secretary
Saeko Whang, Secretary

Pepi Nieva, representing WRW, Inc.
Nancy Battaile, Legislative Analyst, Legislative
Auditor's Office
D. M. Carter, Applicant
Irene Anzai, Attorney representing D. M. Carter

Absent: Edwin H. Shiroma, Vice Chairman
Toru Kawakami, Member
Gregg T. Yamanaka, Member

Call to Order: There being a quorum present, Chairman G. A.
Morris called the meeting to order at 9:45 a.m.

The agenda for today's meeting was filed on
Monday, September 20, 1982 at the Lt. Governor's
office in compliance with the Sunshine Law.

Minutes: Upon motion by Gloria Damron, seconded by Ralph
Yagi, Commission unanimously approved the minutes
of September 3, 1982.

Committee Reports: Real Estate Education Committee

Complaints Survey and Home Buyers/Escrow Survey

Joseph Blanco reported that he received survey
bids from SMS and Dr. George Ikeda and that
Sunderland did not submit one.

Executive Secretary reported that he checked
the bidding procedures with the department's

administrative office and was told that other than the statutes, there is no set procedures. Executive Secretary stated that the survey bidding falls in a grey area. Some departments solicit bids on their surveys while others do not. He suggested the Commission solicit more than one bid for surveys.

SMA submitted a bid for \$6,500 and SSRI \$10,000.

Joseph Blanco moved and Gloria Damron seconded to award the survey to SMS and to make sure that the comments from Prof. Jerome Dasso be incorporated in the survey. Motion carried unanimously.

Chairman Morris, for the record, stated that from hereon any proposals the Commission put out on bid, as a policy get at least two quotes.

Upon motion by Joseph Blanco, seconded by Constance Smales, the Commission unanimously approved the plan to attempt to solicit two bids on surveys.

Monthly Examinations

Commission took into consideration to schedule the examinations on a monthly basis. Joseph Blanco had discussed the matter with ETS that it would not cost the State or the candidates any more money. The real estate schools have no objections to scheduling the exams on a monthly basis.

Following discussion, Gloria Damron moved and Ralph Yagi seconded to give monthly examinations and if necessary, to develop more test questions to insure adequate variety in the testing, and the fee will be \$18.75 commencing January 1983. Motion carried unanimously.

Education Officer's Report

Janice Sevilla gave her monthly report for September.

Test Blueprint for Hawaii portion

Joseph Blanco moved and Constance Smales seconded to adopt the test blueprint

for salesman and broker state exam, revised to ETS format, to be distributed to all accredited real estate schools. Motion carried unanimously.

Meeting in Chicago

Joseph Blanco gave a report on the meeting on computerization held in Chicago. He, Glenn Adachi and Marion Oshiro, Licensing Supervisor, attended the informative and beneficial meeting. On their way back they stopped over in Berkeley and met with ETS officials.

Ralph Yagi moved and Gloria Damron seconded to approve the additional expenses incurred for the two-day stopover. Motion carried.

Business Out of Minutes:

RE-LIC-82-6 Daniel Kelly (late application)

On August 11, 1982 Hearings Officer submitted his Findings of Fact, Conclusions of Law and Recommended Order.

Upon motion by Gloria Damron, seconded by Ralph Yagi, Commission unanimously moved to uphold the Hearing Officer's recommended order.

Chairman pointed out that from the August 1982 exam, time limit for filing of licenses have changed to 90 days.

New Business:

LICENSING

Upon motion by Ralph Yagi, seconded by Joseph Blanco, Commission unanimously ratified staff's action in approving the following applications.

Corporation

Asset Management Group, Ltd. dba Asset Management Realty - 2295 No. King St., Hon. Audrey Fox Anderson, pb

Bosler & Associates, Inc. - 4280 Ka Haku Rd. Ronald J. Bosler, pb Hanalei

Inter-Realcomm Corporation - 1188 Bishop St. Douglas R. Kelly, pb Ste 2007, Hon.

Kamuela Leisure Corp. - 547 Halekauwila St. Rodney Y. Inaba, pb #210, Hon.

Ke Nalu Hou Realty, Inc. - 98-025 Kamehameha
Bernard K. Smith, pb #Y-5, Aiea

Nathan Kotch, Inc. - 94-229 Waipahu Depot St.
Nathan Kotch, pb #301, Waipahu

Midkiff, Inc. - 210 Ward Ave., Ste 100, Hon.
Evanita S. Midkiff, pb

Na Pali Properties, Inc. - 5-5190 Kuhio Hwy,
Michael G. Ching, pb Rm F-1, Hanalei

Puu Alii Realty, Ltd. - 1188 Bishop St.,
Donald E. Bixby, Jr., pb Ste 1111, Hon.

Tollefson Associates Management Company, Ltd. -
320 Ward Ave., #104, Hon.
Donald A. Tollefson, pb

Triangle Properties, Inc. - 94-081 Leonui St.
Nathan Morita, pb Waipahu

Vickers World of Real Estate, Inc. - 700
Bishop St., Ste 712, Hon.
George F. Vickers, pb

Branch Office

Ala Moana City Corp. - 275 Kaahumanu Ave.
Melvyn S. Kitagawa, bic Kahului

Tradenname

Allstate Properties - William H. Gerald, dba

Margaret Frane Realty - Margaret Frane, dba

Hampton Associates - Howard R. Hampton, Jr. dba

MK Properties - Lynn Mulhall, dba

Pacific Real Estate Investments - Edwina A. L.
Wong, dba

Sherlock Homes Realty - Jon Polokoff, dba

Robert Taylor Realty - Robert R. Taylor, dba

Shirley True Properties - Shirley G. True, dba

DBA Name Change

Charles H. Bond, Broker - formerly The Property
Shop

Miscellaneous:

Real Estate Recovery Fund

Finance Factors v. Nakayama, et al
Civil No. 3813 (Tsugio Tanigawa)

Real Estate Recovery Fund Counsel Sidney Ayabe recommended to pay on above matter which the Commission previously made payment of \$10,000 in September 1981. He stated that court awarded another \$10,000 on the same transaction to another client. He argued against the motion directing payment but the court refused to accept the argument.

A lengthy discussion ensued over the "double" payment. Ralph Yagi moved and Gloria Damron seconded to check with Ayabe to see if the statute on limitations has passed. If not, appeal; if it did, accept the order to pay. Motion carried unanimously.

Gloria Damron moved and Ralph Yagi seconded to request Sidney Ayabe to draft legislation and justification, clarifying this section of the law. Motion carried unanimously.

Commissioners asked for an explanation for the delay in the order of the payment. The order was signed May 17, 1982 and received by the Commission on September 13.

D. M. Carter & Associates

D. M. Carter and his attorney, Irene Anzai, appeared to discuss the matter of the application for a real estate corporation license. C. M. Carter is licensed as a real estate salesman and is requesting a waiver of Rule §16-99-19(a).

After a lengthy discussion, Joseph Blanco moved and Constance Smales seconded to deny the application for a name change, to cease and desist all real estate activities until such time that either he changes the name of the corporation or he takes and passes his real estate broker exam. Motion carried unanimously.

Timeshare Conference

Joseph Blanco moved and Gloria Damron seconded to approve Louanne Kam to attend the Timeshare

Conference held in Lake Tahoe, Nevada, in behalf of the Department of Commerce and Consumer Affairs. Upon her return, she will file a written report with the Commission. Motion carried unanimously.

Annual Report

The first draft of the annual report was presented by Pepi Nieva of WRW, Inc.

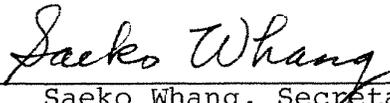
Next Meeting:

Friday, October 22, 1982
Third Floor Conference Room

Adjournment:

There being no other business to transact, the meeting was adjourned at 11:45 a.m.

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Executive Secretary