

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

MINUTES OF MEETING

Date: Thursday, March 24, 1983

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
Ralph S. Yagi, Member
Gregg T. Yamanaka, Member

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

Prof. Jerome Dasso, Present Chairholder
Rae Lindquist, Hawaii Association of Realtors
Robert Alm, Hearings Officer
Virginia Lea Crandall, Hearings Officer
Frances E. Higa, Staff Attorney, Regulated Industries
Complaints Office
Kathleen D. McCredie, Applicant for License
Gregory G. Antonsen, Attorney for Anne G. Pirnie
Earl Lee, Principal Broker for Locations, Inc.
(firm employing Anne G. Pirnie)

Absent: Constance B. Smales, Member
Toru Kawakami, Member

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

The agenda for today's meeting was filed on
Monday, March 21, 1983 at 8:15 a.m. at the Lt.
Governor's office in compliance with the Sunshine
Law.

Minutes: Upon motion by Edwin Shiroma and seconded by
Ralph Yagi, the Commission unanimously approved
the minutes of February 24, 1983 as circulated.

Hearings: RE-LIC-82-14 Matthew J. Schneider

Joseph Blanco moved and Gloria Damron seconded
to accept the hearings officer's recommended
order to deny Matthew J. Schneider's application
for license. Motion carried unanimously.

RE-LIC-83-3 Gilbert J. Farias

Ralph Yagi moved and Joseph Blanco seconded to accept the hearings officer's recommended order to deny Gilbert J. Farias' application for license. Motion carried unanimously.

RE-LIC-83-1 Hsiao Yu Lu

Hsiao Yu Lu filed written exceptions to the hearings officer's findings of fact and recommended order. The Regulated Industries Complaints Office (RICO) staff attorney filed a motion in support of the hearings officer's findings of fact and conclusions of law.

Hsiao Yu Lu did not appear at the Commission meeting. The Commission therefore considered the matter based on the written exceptions. Joseph Blanco moved and Gloria Damron seconded to accept the hearings officer's recommended order to deny Hsiao Yu Lu's application for license. Motion carried unanimously.

RE-LIC-83-4 Anne G. Pirnie

Anne G. Pirnie filed written exceptions to the hearings officer's findings of fact and recommended order. The RICO staff attorney filed a motion in support of the hearings officer's findings of fact and recommended order.

Oral arguments were heard from the following persons:

Anne G. Pirnie
Gregory G. Antonsen, Anne G. Pirnie's attorney
Earl Lee, Principal broker for Locations, Inc.
Frances E. Higa, RICO staff attorney

After discussion, Ralph Yagi moved and Joseph Blanco seconded to accept the hearings officer's recommended order to deny Anne G. Pirnie's application for license. Motion carried unanimously. Gloria Damron asked that the minutes reflect that the Commission felt understanding and sympathy for Ms. Pirnie's unfortunate situation.

RE-LIC-82-19 Kathleen D. McCredie

Kathleen D. McCredie filed written exceptions to the hearings officer's findings of fact and recommended order. The RICO staff attorney filed a motion in support of the hearings officer's findings of fact and recommended order.

Oral arguments were heard from Kathleen D. McCredie and Frances E. Higa, RICO staff attorney.

After discussion, Gregg Yamanaka moved and Joseph Blanco seconded to accept the hearings officer's recommended order to deny Kathleen D. McCredie's application for license. Edwin Shiroma, Joseph Blanco, Gloria Damon, Ralph Yagi and Gregg Yamanaka voted in favor of the motion. G. A. "Red" Morris voted against the motion. Motion carried.

RE-79-74 Joan Willis

Following discussion, Ralph Yagi moved and Edwin Shiroma seconded to accept the Settlement Agreement. Motion carried unanimously.

Committee Reports: Real Estate Education Report

Education Officer, Jan Sevilla, reported on her activities for the month of March. A copy of her report was distributed to all the Commissioners at the meeting.

Real Estate Educators Association (REEA)
Conference

Joseph Blanco moved and Gloria Damron seconded to send Education Officer, Jan Sevilla, to the REEA Conference to be held on April 24-27, 1983 in Phoenix, Arizona. Motion carried unanimously.

University of Hawaii-Small Business Management
Program

Joseph Blanco moved and Edwin Shiroma seconded to approve the curriculum for the Advanced Real Estate Property and Residential Rental Management course to be offered by the Small Business Management Program. Motion carried unanimously.

Ohana Zoning Seminar

Edwin Shiroma moved and Joseph Blanco seconded to delegate authority to the Education Committee to approve the speakers for the Ohana Zoning Seminar to be held on April 22, 1983 at the Ilikai Hotel. Motion carried unanimously.

Annual Education Symposium

Jan Sevilla will contact the Hawaii Institute for Management & Analysis in Government (HIMAG) on the availability of a meeting room for the symposium.

Reimbursement of Travel (Car Rental) Expenses to Joseph Blanco

Edwin Shiroma moved and Ralph Yagi seconded to reimburse car rental expenses incurred by Joseph Blanco during his recent trip to meet with Educational Testing Service's Berkeley Center. Motion carried unanimously.

Publication of the Names of Forfeited Licensees in the Real Estate Commission Bulletin

A reminder to all principal brokers and brokers in charge to check the pocket cards of their salesmen and broker-salesmen will be published in the April issue Bulletin.

A list of the names of all forfeited licensees (categorized by status and type of license, e.g., corporation, partnership, broker, salesman) is being prepared for publication in the July issue of the Bulletin.

Real Estate Resource Center

Joseph Blanco moved and Gloria Damron seconded to hire Pat Wooten as a consultant to conduct a feasibility study on the establishment of a resource center in Hawaii. The date of service will run from April 27, 1983 to May 11, 1983. However, the contract is to be for a product, the feasibility study. A memorandum containing the job description is to be attached to the contract. Motion carried unanimously.

Real Estate Instructor Certification

Gail J. Harmon (s)

Cynthia Alm reported that Mr. Gail J. Harmon has amended his application for certification as an instructor for both the real estate salesman and broker course to certification as an instructor for the salesman course only. In addition, since filing his application, Mr. Harmon has taken a salesman course accredited by the Hawaii Real Estate Commission. Mr. Harmon wishes to qualify using his salesman course certificate rather than by special examination.

Following discussion, Joseph Blanco moved and Gloria Damron seconded to approve Gail J. Harmon's application for certification as a real estate salesman instructor. Motion carried unanimously.

Examination Dates for 1984

Edwin Shiroma moved and Joseph Blanco seconded to approve the examination dates for 1984. Motion carried unanimously.

Examination Dates for 1983

Edwin Shiroma moved and Joseph Blanco seconded to add examination dates for 1983 to the agenda. Motion carried unanimously.

Joseph Blanco moved and Edwin Shiroma seconded to defer discussion of the examination dates for the remainder of 1983 to the Education Committee. Motion carried unanimously.

Collection Agent for Recovery Fund

The Commission will seek written bids from collection agents for collection of real estate recovery fund accounts.

Laws and Rules Review Committee

There was no report.

New Business:

LICENSING

Corporation

C. E. C. O., Ltd. dba CECO Realty - 6650 Hawaii
Roy L. Mongeon, pb Kai Dr., #212, Hon.

First Management Corp., - 2119 Kalakaua Ave.
John L. Cooper, pb Hon.

Kahili Corporation - 2478 Keneke St., Kilauea
William H. Ramsell, pb

Maui Prime Properties, Inc. - 1013 Limahana Pl.,
James O. Grasley, pb Lahaina

N. V. H. & Associates, Inc. - 900 Fort St.,
Nancy V. Hottendorf, pb Ste 1250, Hon.

Pacific Opportunities, Inc. - 737 Bishop St.,
John Wong, pb Ste 2790, Hon.

Saunders Realty, Inc. - 98-064 Kam Hwy, Ste 101
Richard K. Saunders, pb Aiea

Stamos Realty, Inc. - 949 McCully St., #7
William J. Yarbrough, pb Hon.

TPK, Ltd. dba Tropical Properties Kauai -
4450 Hardy St., Ste 211, Lihue
Audreen K. Hiram, pb

Tropic Isle Realty, Inc. - 1270 Queen Emma St.,
Wayne D. Lenaburg, pb Ste 410, Hon.

Western Railroad and Land Company, Inc. -
821 Cooke St., Hon.
Stanley H. Tabata, pb

Partnership

Realtyland Partners dba Realtyland - 2020 S.
Allen H. Lloyd, pb King St., Hon.

Branch Office

Sam Daily Realty, Inc. dba ERA Sam Daily Realty -
45-955 Kam Hwy, Ste 103, Kaneohe
Alan D. Brown, bic

Mardi Kersting Assoc., Inc. - 1920 Ala Moana
Diane Kersting, bic Blvd, #2207, Hon.

Pacific Basin Resorts, Inc. - 75-5737 Kuakini
David Chaikin, bic Hwy, Ste 207, KK

Tradenames

Bench Mark Realty - Helen Bench Realty, Inc. dba

Cochran and Company - Marian J. Cochran, dba

Hide-A-Way Realty - Kristin Engel, dba

Jensen Real Estate - Fred D. Jensen, dba

Valda Y. Matayoshi Realty - Valda Y. Matayoshi,
dba

Egan Nishimoto & Co. - Egan K. Nishimoto, dba

Pacific World Real Estate - Robert A. Dittman,
dba

Vacationland - Margaret C. Close, dba

Corp. Name Change

Aala Realty & Management, Inc. - formerly Aala
Management, Inc.

Bradley Properties, Ltd. - formerly Bradley-
McCarter, Ltd.

Denis & Associates Corp. - formerly Trask-Denis
Real Estate Corp.

DBA Name Change

Odyssey Properties - formerly Jon Hudson Realty

Felix Olmos Properties - formerly Felix Olmos

Upon motion by Edwin Shiroma, seconded by
Gloria Damron, the Commission unanimously
ratified the action of the staff in approving
the corporation, partnership and branch office
applications and the tradename, corporate
name change, and DBA name change applications.
Motion carried unanimously.

Restorations - past 2 yrs.

Edwin Shiroma moved and Joseph Blanco seconded to accept the recommendation of the Executive Secretary on the applications of James Rumley, Werner Gebauer, Richard Olson, Sandra A. Eagle, Ernest J. Klein and Beth V. Lewis for restoration of their respective licenses. Motion carried unanimously.

Miscellaneous:

Real Estate Recovery Fund

Finance Factors vs. Nakayama, Civil No. 3813

Edwin Shiroma moved and Gloria Damron seconded to approve payment of \$10,000 from the real estate recovery fund to Title Guaranty Escrow Services, Inc. against Tsugio Tanigawa. Motion carried unanimously.

Request for Waiver by John W. Nakao

Edwin Shiroma moved and Joseph Blanco seconded to deny John W. Nakao's request for waiver of the ten transactions to qualify for the broker examination. Motion carried unanimously.

CLEAR Membership

Edwin Shiroma moved and Gloria Damron seconded to not join CLEAR but to forward CLEAR's letter to the Department of Commerce and Consumer Affairs. Motion carried unanimously.

Real Estate Instructor - John Reilly

Joseph Blanco moved and Edwin Shiroma seconded to add the matter of John Reilly to the agenda. Motion carried unanimously.

Joseph Blanco moved and Edwin Shiroma seconded to send the matter for investigation to both the Regulated Industries Complaints Office and the Educational Testing Service. Motion carried unanimously.

NARELLO Western District Conference and NARELLO Timeshare Conference

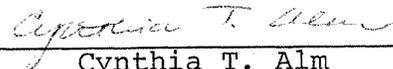
Joseph Blanco moved and Edwin Shiroma seconded to add the NARELLO Conferences to the agenda. Motion carried unanimously.

Joseph Blanco moved and Edwin Shiroma seconded to defer discussion of who to send to the Conferences to the Education Committee. Motion carried unanimously.

Adjournment: There being no other business to transact, the meeting was adjourned at 11:30 a.m.

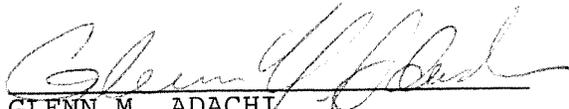
Date of Next Meeting: April 29, 1983

Taken and recorded by:



Cynthia T. Alm
Information Officer

APPROVED:



GLENN M. ADACHI
Executive Secretary

sw 4/21/83