

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

MINUTES OF MEETING

Date: Friday, March 30, 1984

Place: Board Room, 1010 Richards St.
Kamamalu Bldg, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman
Edwin H. Shiroma, Vice Chairman
Joseph F. Blanco, Member
Gloria J. Damron, Member
Toru Kawakami, Member
Yukio Takeya, Member
Ralph S. Yagi, Member
Gregg T. Yamanaka, Member

Cynthia T. Alm, Information Officer
Glenn M. Adachi, Executive Secretary
Saeko Whang, Secretary

Robert Alm, Hearings Officer
Virginia Lea Crandall, Hearings Officer
Rae Lindquist, Hawaii Association of Realtors
Victoria S. Marks, Staff Attorney for DCCA/RICO
Ken Kuniyuki, Attorney
John Stapleton, President of Hawaii Institute of
Real Estate

Ronald Kaneshiro, ETS Coordinator
Dianne Swenson, Applicant for License
Violet King, Observer

Absent: Constance B. Smales, Member

Call to Order: The meeting was called to order by Chairman
G. A. "Red" Morris at 9:04 a.m.

Notice of Meeting: The notice of meeting was filed with the Office
of the Lt. Governor on March 27, 1984.

Minutes of
Previous Meeting: Upon motion by Commissioner Blanco, seconded
by Commissioner Yagi, the minutes of February 24,
1984 were approved. Motion carried unanimously.

Hearings Officer's
Report: The Hearings Officers, Robert Alm and Virginia
Lea Crandall, summarized the following cases
which were previously heard and for which findings
of fact, conclusions of law and recommended orders
were presented to the Commission for their review
and action.

RE-81-192 Phillip Minn

In September, the Commission had approved a settlement agreement under which terms Respondent Minn had agreed to pay \$1,000 fine and \$1,000 restitution and if not paid within 30 days his license would be suspended for 3 months. He had requested several extensions that were granted. He paid \$1,000 fine on January 13 and because he had failed to pay \$1,000 restitution to Complainant, his license was suspended for 3 months. On March 2 the State filed a motion to convert the payment of the fine to restitution. On March 29, Minn paid \$1,000 and requested that the remaining period of his 3 months suspension be lifted.

After discussion, Commissioner Blanco moved and Commissioner Takeya seconded to request the department to refund the check to Complainant. Motion carried unanimously.

Upon motion by Commissioner Takeya, seconded by Commissioner Shiroma, the Commission unanimously approved to lift the suspension.

RE-82-167 John Schweizer

Upon motion by Commissioner Yagi, seconded by Commissioner Shiroma, the Commission unanimously accepted a settlement agreement under which John Schweizer's real estate salesman license be suspended for 2 years.

RE-81-67 Karola Vierra

Upon motion by Commissioner Blanco, seconded by Commissioner Kawakami, the Commission unanimously accepted Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order to revoke Karola Vierra's license.

RE-LIC-84-1 Kiriko Kuroda

RE-LIC-83-37 Leslie E. Westin

Upon motion by Commissioner Shiroma, seconded by Commissioner Yagi, the Commission unanimously approved Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order on the above cases that their petitions be granted.

RE-80-152, 80-154, 80-158, 81-113 Everett P. Sackville

Upon motion by Commissioner Kawakami, seconded by Commissioner Blanco, the Commission unanimously approved to add the above matter to the agenda.

After discussion, Commissioner Takeya moved and Commissioner Yagi seconded to approve Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order that Everett Sackville's real estate license be revoked. Motion carried unanimously.

Personal Appearances

John Stapleton

Jon Stapleton, President of Hawaii Institute of Real Estate, had requested permission from the Commission to hold salesman and broker classes at the same time.

Upon motion by Commissioner Damron, seconded by Commissioner Yagi, the Commission unanimously approved the request as recommended by Cynthia Alm.

On the matter of bonding, John Stapleton requested the Commission for an extension of 60 days to come up with the bond. Stapleton stated that bonding companies now require 100% for bonding and he needs additional time to seek a bond.

After discussion, Commissioner Takeya moved and Commissioner Shiroma approved to the 60-day extension provided the Commission receives a letter from the Association of Real Estate Schools assuring or guaranteeing that the Association complete the course for that particular school. Motion carried unanimously.

ETS Representative

Ronald Kaneshiro, ETS representative, talked about his role as a test coordinator and some of his concerns.

Committee Reports: Laws and Rules Review Committee

Committee Chairman Kawakami reported on the discussions held regarding definition of sound accounting principles as it pertains to clients trust account, residential property transfer code, etc.

Upon motion by Commissioner Kawakami, seconded by Commissioner Takeya, the Laws and Review Committee minutes of March 29, 1984 were approved as circulated. Motion carried unanimously.

Vacation Rentals

After a lengthy discussssion, Commissioner Blanco moved and Commissioner Takeya seconded that all rental management rentals, short or long term, should be required to have a broker's license. Commissioner Kawakami voted "No." Motion carried.

Education Committee

Education Chairman Blanco reported on the activities of the Education Officer for the month of March. A copy of the report was distributed to the members of the Commission at its meeting.

New Business:

LICENSING

Corporation

Bohannon & Kelly, Inc. - 930 Wainee St., Ste 11
Peter C. Kelly, pb Lahaina

Century 21 Ann Davidson, Inc. - 820 Mililani St
Ann F. Davidson, pb Ste 702 D, Hon.

Development Concepts, Inc. - 841 Bishop St.,
Robin Ishibashi, pb Ste 1707, Hon.

Gunn & Gunn, Inc. - 700 Bishop St., Ste 601, Ho
James A. Gunn, pb

James Kometani, Inc. - 1154 Fort St. Mall,
James S. Kometani, pb Ste 315, Hon.

Lambda Real Estate Services, Inc. - 4614 Kilaue
Oscar Morris, pb Ave., Ste 420, Hon

Liberty Industrial Realty, Ltd. - 1154 Fort St.
Mario J. Cardone, pb Mall, Ste 1855, Hc

Ron Munoz, Inc. - 4747 Kilauea Ave., Ste 107,
Ronald Munoz, pb Hon.

Pacific Trader Properties, Inc. - 3649 Albert Rd
James R. Buckley, pb Hanalei

Resort Vacations International of Hawaii, Inc. -
458 Keawe St., Hon.
Ruddy Tongg, Jr., pb

Statewide Realty, Inc. - 2145 Wells St., Ste 206
Edwin Y. Emoto, pb Wailuku

Tradename

Marianne Abrigo Properties - Marianne M. Abrigo,
dba

R. A. Boyd Real Estate - Robert A. Boyd, dba

Marvin S. C. Dang Realty - Marvin S.C. Dang, dba

Di Benedetto Realty - Joseph Di Benedetto, dba

Owen T. Ebisuya, Realtor - Owen T. Ebisuya, dba

Traudie Gaessner Realty - Waldtraut E. Gaessner,
dba

Greenwood Real Estate Co. - Gig Greenwood, dba

Robert D. Grunder, Realtor - Robert D. Grunder,
dba

Paul D. Haring, Realtor - Paul D. Haring, dba

Harrington Realty - Frank A. Harrington, dba

Jane Herbst Realty - Jane F. Herbst, dba

Irvine Investments - Jack O. Irvine, dba

Steve Jackson and Associates - Steven E.
Jackson, dba

Jena Investments - Melvin K. Nakagawa, dba

Kuhio Properties - Werner G. Ehrensberger, dba

Laurel Realty - Eleanor L. Bentley, dba

Steven J. Orr Real Estate Broker - Steven J. Orr
dba

Gerry L. Rott & Associates - Gerry L. Rott, dba
Royal Isles Realty - Frederick Grantham III, dba
Sunny Isles Investments - Leroy Uyehara, Inc.
dba
Mike Thevenin Real Estate - Renee M. Thevenin,
dba
John B. Thomas Realty - John B. Thomas, dba
Vera V. Thomas Realty - Vera V. Thomas, dba
Rita Wong Realty - Rita G. Wong, dba
Sunlin L. S. Wong, Broker - Sunlin L.S. Wong,
dba
K. Yamada & Associates - Kay T. Yamada, dba

DBA Name Change

Century 21 Prestige Properties International -
formerly Prestige Properties International
Dempsey West Realty - formerly Jim Dempsey
Realty
Real Estate Ventures - formerly Real Estate
Gallery Kona
Valley Properties - formerly International
Business Brokers
Vintage Real Estate - formerly Real Estate
Ventures

The Commission reviewed the list of new corporations, tradenames and dba name changes for the month of March.

Restorations - Past 1 yr.

Sheila P. Boatright	Marsha L. Dixon
John W. Burt	Florence J. O. Kim
Louise C. Burt	Glenn M. Kudaishi
William K. S. Chee	Alan P. Lennard
Frederick M. H. Ching	Joanne V. Louie
Donald C. Corliss	Russell K. S. Lui
Roger S. Davis	Edna L. K. Lum

Restorations (cont.)

George W. M. Murphy	Mary F. Welsh
Gayle K. Nakasu	Gwen F. Taketa
Joyce T. Omine	Thomas E. Burns, III
Doris A. Porritt	Sylvia Betty McMichael
Kirk D. Stephenson	

Upon motion by Commissioner Shiroma, seconded by Commissioner Takeya, the Commission unanimously approved per Commission's policy to require the above applicants to take the RECCAL course plus payment of the back fees.

Miscellaneous:

Commission will hold its next meeting on Monday, April 23, 1984.

Recovery Fund

Wong v. Clarence Okura, Civil No. 71138

Last month, Commission approved payment of \$20,000 from the real estate recovery fund. Both the plaintiff's attorney and Commission's attorney had signed a stipulated order amending the order to \$30,000.

Upon motion by Commissioner Shiroma, seconded by Commissioner Yagi, the Commission unanimously approved payment of \$30,000 from the real estate recovery fund.

The Executive Secretary was requested to get synopsis of the case from Sidney Ayabe.

Request for Waiver

Dianne Swenson

Dianne Swenson requested a waiver of the Commission's 10 transactions. She is having difficulty meeting the requirement on the island of Molokai.

After discussion, Dianne Swenson withdrew her request.

NARELLO Board of Directors and Standing Committee Meeting

Upon motion by Commissioner Shiroma, seconded by Commissioner Takeya, the Commission unanimously

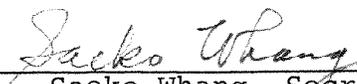
approved Chairman Morris and Commissioner Blanco to represent Hawaii at the NARELLO Directors meeting in Kansas City on April 27-28, 1984.

Commissioner Takeya stated that he is unable to attend the Real Estate Educators Association Conference in May.

Adjournment:

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

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Executive Secretary