

EDUCATION REVIEW COMMITTEE
REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.state.hi.us/hirec

MINUTES OF MEETING

The agenda for this meeting was filed with the Lieutenant Governor's Office as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Wednesday, March 14, 2001

Time: 10:00 a.m.

Place: Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Charles Aki, Chair
Patricia Choi, Vice Chair
Michael Ching, Member
Alfredo Evangelista, Member
Mitchell Imanaka, Member
John Ohama, Member
Peter Rice, Member

Calvin Kimura, Supervising Executive Officer
Alan Taniguchi, Executive Officer
Iris Ikeda Catalani, Senior Real Estate Specialist
Lorene K. Arata, Real Estate Specialist
Cynthia Yee, Senior Condominium Specialist
Cheryl Leong, Condominium Specialist
Shari Wong, Deputy Attorney General
Karyn Takahashi, Recording Secretary

Marsha Shimizu, Hawaii Association of REALTORS®
Elizabeth Dower, Dower School of Real Estate
Sayuri Ito, Condominium Management Center of Japan
Yoshihiso Hirota, Condominium Management Center of Japan

Excused: Casey Choi, Member
Iris Okawa, Member

Call to Order: Chair Aki called the meeting to order at 10:10 a.m., at which time quorum was established.

ERC Chair Report: No report.

SEO's Report: **Announcements, Introduction, Correspondence, and Additional Distribution**

Upon a motion by Commissioner Ching, seconded by Commissioner Evangelista, it was voted on and unanimously carried to add the following to the agenda:

4. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
 - b. Applications
 - 4) National Course – "Fair Housing Beyond 2000,"
Author/Owner: Association of Real Estate License Law Officials, Provider: Hawaii Association of REALTORS®, Course Category: Fair Housing, Course Clock Hours: 3

The following were distributed as additional distribution:

4. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
 - b. Applications
 - 2) Course – "Residential Property Management Laws and Rules," Author/Owner: Hawaii Real Estate Research and Education Center (Revised 2001 by Dower School of Real Estate), Provider: Dower School of Real Estate, Course Category: Property Management, Course Clock Hours: 3
 - 3) Course – "Disclosure in Hawaii Real Estate Transactions," Author/Owner: Hawaii Real Estate Research and Education Center (Revised 2001 by Dower School of Real Estate), Provider: Dower School of Real Estate, Course Category: Real Estate Law and Risk Management, Course Clock Hours: 3
8. Program of Work, FY01
 - d. Advice, Education, and Referral – Tally Sheet Totals
 - k. Instructor's Development Workshop – "Fair Housing Beyond 2000"

Minutes of Meetings

Upon a motion by Commissioner P. Choi, seconded by Commissioner Rice, it was voted on and unanimously carried to accept the minutes of the February 14, 2001 Education Review Committee meeting as circulated.

Continuing Education: Applications

2001 - 2002 Continuing Education Providers and Courses Ratification List

Upon a motion by Commissioner P. Choi, seconded by Commissioner Evangelista, it was voted on and unanimously carried to recommend approval of the following registrations/certifications:

<u>Registration/Certification</u>	<u>Effective Date</u>
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Nationally Certified Courses

"Commercial Investment Real Estate" (Owner/Author: Hawaii Association of REALTORS®)	02/02/01
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"CI 101 Financial Analysis for Commercial Investment Real Estate" (Owner/Author: Hawaii CCIM Chapter)	02/12/01
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"CI 103 Lease Analysis for Commercial Investment Real Estate" (Owner/Author: Hawaii CCIM Chapter)	02/12/01
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Course – "Residential Property Management Laws and Rules,"
Author/Owner: Hawaii Real Estate Research and Education Center
(Revised 2001 by Dower School of Real Estate), Provider: Dower School of
Real Estate, Course Category: Property Management, Course Clock
Hours: 3

Ms. Elizabeth Dower was present to answer any questions. Chair Aki asked Ms. Dower if she had anything to add. Ms. Dower replied that she had no comments.

Chair Aki inquired if the course was updated. Senior Specialist Catalani stated that upon review she noted a few deficiencies, for example the landlord-tenant information needs to be updated, some cited laws need updating and some cited laws have been repealed.

Upon a motion by Commissioner Imanaka, seconded by Commissioner Rice, it was voted on and unanimously carried to recommend approval of "Residential Property Management Laws and Rules" as a three clock hour continuing education course under the course category Property Management subject to the Provider submitting appropriate corrections to the course curriculum to Real Estate Commission staff.

Course – "Disclosures in Hawaii Real Estate Transactions," Author/Owner:
Hawaii Real Estate Research and Education Center (Revised 2001 by Dower
School of Real Estate), Provider: Dower School of Real Estate, Course
Category: Real Estate Law and Risk Management, Course Clock Hours: 3

Specialist Arata reported that a revised version of the application has been submitted and distributed to the Commissioners. Specialist Arata noted that the title has been corrected to "Disclosures in Hawaii Residential Transactions," course clock hours has been changed to three and the course category requested is now Real Estate Law.

Commissioner Evangelista inquired when the course is expected to be offered and would it be more prudent to wait for law changes before offering the course. Ms. Dower replied next month.

Chair Aki stated to Ms. Dower that there currently is a bill addressing the disclosure law being reviewed at the legislature and the requested changes are quite drastic.

At this time, SEO Kimura stated that the provider has the duty to update any curriculum as changes in the law and/or rules occur.

Upon a motion by Commissioner Ching, seconded by Commissioner Evangelista, it was voted on and unanimously carried to recommend approval of "Disclosures in Hawaii Residential Transactions" as a three clock hour continuing education course under the course category Real Estate Law subject to Provider including disclosure to students regarding proposed legislation to 508D and if passed, the Provider is mandated to update the curriculum accordingly and submit updated curriculum to Real Estate Commission staff.

Continuing Education 2001-02 Core Course

Commissioner Ohama reported that a meeting with the focus group will be held on April 11 to discuss the 2001-02 core course. He reported that the focus group is looking at multiple core courses so individuals will have several options to meet their core course requirement.

Applications

National Course – "Fair Housing Beyond 2000," Author/Owner: Association of Real Estate License Law Officials, Provider: Hawaii Association of REALTORS®, Course Category: Fair Housing, Course Clock Hours: 3

SEO Kimura reported that this course will be offered for three continuing education elective credits, an Instructor's Development Workshop, as well as for the condominium community.

Ms. Shimizu stated that the title has been revised to "Fair Housing: 2001 and Beyond."

Upon a motion by Commissioner Evangelista, seconded by Commissioner Imanaka, it was voted on and unanimously carried to recommend approval of "Fair Housing: 2001 and Beyond" as a three clock hour continuing education elective course under the course category Fair Housing and as a commission-approved Instructor's Development Workshop.

Hawaii Tax Institute Comment on CE Provider Requirements

A copy of a letter dated February 13, 2001, from Mr. Raymond S. Iwamoto of The Hawaii Tax Institute, was distributed to the Commissioners for their information. The Hawaii Tax Institute has made its decision to not become a certified continuing education provider as the cost of the bond and fee made it not worth their while.

Prelicense Education: **Applications – 2001 – 2002 Prelicensing Education Schools and Instructors Ratification List**

Upon a motion by Commissioner P. Choi, seconded by Commissioner Rice, it was voted on and unanimously carried to recommend approval of the following registrations/certifications:

<u>Registration/Certification</u>	<u>Effective Date</u>
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School

Century 21 Real Estate School (Principal: Ralph S. Foulger)	02/14/01
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Instructor

Ralph S. Foulger (Salesperson/Broker Curriculum)	02/14/01
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Comment on Prelicensing Requirements – Jim Edmonds, Emerald Isle Properties

A copy of a letter from Mr. Jim Edmonds was distributed to the Commissioners. In his letter, Mr. Edmonds is voicing his concerns regarding prelicensing education curriculum.

At this time, the Commissioners noted that it is the Commission's position that only the use of current accepted industry standard forms be used when teaching the prelicensing course.

Staff to respond to Mr. Edmonds' concerns regarding the prelicensing course.

Administration of Examinations:

Test Development and Instructor Workshop

Senior Specialist Catalani reported that a test development workshop has been scheduled with ASI on May 24-25, 2001, at the Ala Moana Hotel.

She reported that the participants will break up into two groups: Salesperson and Broker. She added that ASI will entertain scenario type questions at the workshop.

Program of Work:

Advice, Education, and Referral – Tally Sheet Totals

Telephone/walk-in/written tally sheet totals for years 1994 through 2000, as well as tally sheet totals for faxes for the year 2000, were distributed to the Commissioners for their information.

New Technology Program and REC Web Site – Web Site Statistics, July 2000 – January 2001

Web site statistics for July 2000 through January 2001 were distributed to the Commissioners for their information.

Educator's Forum: **Hawaii Association of REALTORS®** – No discussion presented

Hawaii Chapter of Real Estate Educators Association – no discussion presented.

Hawaii Association of Real Estate Schools (HARES) – no discussion presented.

Public and Private Institutions of Higher Education – no discussion presented.

At this time, SEO Kimura introduced visitors Ms. Sayuri Ito and Mr. Yoshihiso Hirota from the Condominium Management Center of Japan. Ms. Ito and Mr. Hirota are interested in viewing the Commission's educational material.

ARELLO, REEA and Other Organizations: **REEA 22nd Annual Conference, June 24 – 27, 2001, Orlando, Florida**

Upon a motion by Commissioner Rice, seconded by Commissioner P. Choi, it was voted and unanimously carried to recommend approval for one staff member and one Commissioner to attend and participate at the REEA 22nd Annual Conference to be held on June 24-27, 2001, in Orlando, Florida, subject to REEF budget and DCCA approval. The Chair of the Real Estate Commission and the Supervising Executive Officer shall determine the attendees.

ARELLO Distance Education Certification Program

A copy of a letter dated February 27, 2001, from ARELLO regarding new initiatives in distance education and an update on ARELLO's Distance Education Certification Program was distributed to the Commissioners for their information.

Wyoming Real Estate Commission

**Continuing Education – 45 hours
Prelicensing Education – 54 hours**

A copy of an article from the January issue of the Wyoming Real Estate Commission's newsletter regarding their continuing education and prelicensing education requirements were distributed to the Commissioners for their information.

ARELLO Fair Housing Seminar – 3 hours CE

A copy of the information and application for "ARELLO Fairhousing" being sponsored by the Wyoming Real Estate Commission was distributed to the Commissioners for their information.

Open Forum: At this time, Ms. Elizabeth Dower stated that she had recently met an instructor from Japan who is interested in presenting a course regarding Japanese culture and how an American real estate agent would work with a Japanese real estate agent and was wondering if a course of this type would be approved for continuing education credit.

SEO Kimura responded that Ms. Dower should review the law and rules and if appropriate, submit a letter requesting an informal opinion.

Next Meeting: Wednesday, April 11, 2001
10:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, Chair Aki adjourned the meeting at 11:00 a.m.

Respectfully submitted by:

/s/ Calvin Kimura
Calvin Kimura
Supervising Executive Officer

April 11, 2001
Date

[] Minutes approved as is.
[XX] Minutes approved with changes.

CK:kt
03/21/01