

**EDUCATION REVIEW COMMITTEE**  
REAL ESTATE COMMISSION  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/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: October 12, 2005

Time: Upon adjournment of the Laws and Rules Review Committee meeting, which convened at 9:30 a.m.

Place: King Kalakaua Building  
Queen Liliuokalani Room  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: Carol Mae Ball, Vice Chair/ Broker / Maui Commissioner  
Louis Abrams, Broker / Kauai Commissioner  
Kathleen Kagawa, Broker / Honolulu Commissioner  
Stanley Kuriyama, Broker / Honolulu Commissioner  
Trudy Nishihara, Broker / Honolulu Commissioner  
Iris Okawa, Public / Honolulu Commissioner  
Michele Sunahara Loudermilk, Public / Honolulu Commissioner

Calvin Kimura, Supervising Executive Officer  
Neil K. Fujitani, Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Lorene Kimura, Real Estate Specialist  
Ryan Yamashiro, Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Cheryl Leong, Condominium Specialist  
David Grupen, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Karyn Takahashi, Recording Secretary

Others: Carol M. Egan, All Islands Real Estate School  
Marsha Shimizu, Hawaii Association of REALTORS®

Absent: Vern Yamanaka, Chair / Broker / Hilo Commissioner

Call to Order: Vice Chair Ball called the meeting to order at 10:06 a.m., at which time quorum was established.

Chair's Report: No report presented.

Sr. Real Estate Specialist's Report: Announcements, Introduction, Correspondence, and Additional Distribution

Upon a motion by Commissioner Abrams, seconded by Commissioner Loudermilk, 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
    - 3) Course – “Escrow A – Z;”  
Author/Owner/Provider: Kona Board of REALTORS®; Course Category: Contracts, Other (Escrow); Clock Hours: 3

The following was distributed as additional distribution:

4. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
  - c. Continuing Education Core Course – Evaluation (1)
5. Prelicensing Education Administration, Curriculum, Schools, Instructors, and Equivalency
  - b. Applications – Substitute Instructor – Carol M. Egan, All Islands Real Estate School, Salesperson and Broker curricula

#### Minutes

Upon a motion by Commissioner Kagawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the minutes of the September 14, 2005, Education Review Committee meeting as distributed.

Continuing Education: Applications

**Course – “Caught on Camera – Antitrust in the 21<sup>st</sup> Century;”  
Author/Owner: Jim Hogan and Curtis Hall; Provider: Hogan School of Real Estate, Inc.; Course Category: Other – Antitrust; Clock Hours: 3**

Upon a motion by Commissioner Abrams, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to recommend approval of “Caught on Camera – Antitrust in the 21<sup>st</sup> Century” as a three clock hour continuing education elective course, under the course category Other – Antitrust.

**Course – “REALTOR REALITIES of RESPA, Appraisal and Loan Fraud;”  
Author/Owner: Jim Hogan and Curtis Hall; Provider: Hogan School of Real Estate, Inc.; Course Categories: Real Estate Law, Finance, and Risk Management; Clock Hours: 3**

Upon motion by Commissioner Abrams, seconded by Commissioner Kuriyama, it was voted on and unanimously carried to recommend approval of “REALTOR REALITIES of RESPA, Appraisal and Loan Fraud” as a three clock hour continuing education elective course, under the course categories Real Estate Law, Finance, and Risk Management.

**Course – “Escrow A – Z;” Author/Owner/Provider: Kona Board of REALTORS®; Course Category: Other – Escrow; Clock Hours: 3**

Upon a motion by Commissioner Kagawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to recommend approval of “Escrow A – Z” as three clock hour continuing education elective course, under the course category Other – Escrow.

Continuing Education Core Course – Evaluation (2)

Evaluations of the 2005-2006 core course taught through the Kauai Board of REALTORS® was distributed to the Commissioners for their information. Senior Specialist Fujimura noted that she has been in contact with Karen Ono of the Kauai Board of REALTORS® and Ms. Ono will be discussing these evaluations with the instructor.

Prelicense Education: Evaluations – Independent Study

Copies of evaluations of independent study courses from the following prelicense schools were distributed to the Commissioners for their information:

1. Seiler School of Real Estate
2. Abe Lee Seminars

Applications

**Substitute Instructor – Carol M. Egan, All Islands Real Estate School, Salesperson and Broker curricula**

Commissioner Kagawa moved to approve Carol M. Egan as a substitute instructor for the salesperson and broker curricula. Commissioner Okawa seconded the motion.

Commissioner Loudermilk questioned item 7.b. of the application – Qualifications (professional) . . . a degree in law; licensed and practicing in the area of real estate law for at least two years in Hawaii. Senior Specialist Fujimura stated that the rule does not specify a time frame within which the practice of law occurred. Ms. Egan had previously changed the category of her qualification to item 7.a., holding a current Hawaii real estate broker’s license, having a minimum of three years full-time experience in real estate in Hawaii; and meeting the current experience requirements for a broker’s license. The change of category was previously distributed.

Ms. Egan stated that she is a licensed broker and has practiced real estate law. She stated that she has had her own practice since 1989 focusing on real estate law and business law in Hawaii, has provided professional services for the Department of Human Services, has been a continuing education instructor, been on the mediation committee for six years and served as the Chair for two years.

The motion was voted on and unanimously carried to approve Carol M. Egan as a substitute instructor for the salesperson and broker curricula.

At this time, Ms. Egan questioned how many of the current instructors have had to serve one year as substitute instructor and how recent is this substitute instructor requirement. Senior Specialist Fujimura responded that since 2001 there have been a handful of instructors that did substitute teaching prior to

receiving their instructor certification. Deputy Attorney General Wong stated that the rule was enacted in 1991 and amended in 2001.

Ms. Egan stated that she comes before the committee as a real estate attorney, a broker and has 30 years of teaching experience and is trying to understand the rationale behind the law. Commissioner Abrams stated that there are four categories for professional qualifications. Ms. Egan stated that she does not understand how there can be harm to the public with her credentials. Commissioner Loudermilk added that there are a variety of ways to fulfill the one year teaching requirement.

Senior Specialist Fujimura stated the EETF has been discussing revising the criteria for prelicense instructors. SEO Kimura added that any revision will require a rule change and any suggestions are welcome.

Prelicense Education: Salesperson's Curriculum – handouts (2)

Copies of two additional handouts for the revised salesperson curriculum were distributed to the Commissioners for their information. The handouts are entitled "Anatomy of a Preliminary Title Report" and "Mortgage Terminology Defined".

Senior Specialist Fujimura reported that there are three handouts outstanding.

Administration of  
Examinations:

Promissor

#### **Licensing Examination Statistics**

Examination statistics for August 2005 were distributed to the Commissioners for their information. There was a 71% passing rate for first time salesperson candidates and a 43% passing rate for first time broker candidates.

#### **August 2005 School Summary Reports**

A copy of the August 2005 performance summary report, by school, was distributed to the Commissioners for their information. The report is derived from statistics for first time test takers.

#### ***The Promissor Advantage- Autumn 2005***

A copy of the autumn issue of *The Promissor Advantage* was distributed to the Commissioners for their information.

#### **Promissor Press Release – Partnership with ASET**

A copy of a press release announcing Promissor's partnership agreement to deliver a pilot program for ASET, a leading vocational qualification body in the United Kingdom, was distributed to the Commissioners for their information.

Test Development

**Real Estate Educators/School Meeting Day**

Specialist Kimura reported that during the week of October 17<sup>th</sup> there will be a test development session—Commissioners Nishihara and Abrams will participate. There will be a meeting on Monday to discuss the PULSE program. On Thursday morning there will be a meeting with Commissioners and staff and from 2:00 – 4:00 p.m. there will be an educators meeting.

Exam Monitoring – Evaluation (1)

A copy of an evaluation of the Oahu test site was distributed to the Commissioners for their information.

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

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

**Public and Private Institutions of Higher Education** – No discussion presented.

Program of Work: Neighbor Island Outreach

**Report 9/14/05 meetings**

A copy of a report on the committee meetings held in Lihue on September 14, 2005 was distributed to the Commissioners for their information.

Real Estate Specialists' Office for the Day

**Report, 9/15/05**

A copy of a report on the real estate specialists' office for the day held in Lihue on September 15, 2005 was distributed to the Commissioners for their information.

**Announcement – Maui, 10/14/05**

The next specialists' office for the day is scheduled for Friday, October 14, 2005 from 9:00 a.m. to 12 noon at the REALTORS® Association of Maui's office in Kahului, Maui.

Open Forum: No one participated.

Next Meeting: Wednesday, November 9, 2005  
Upon adjournment of the Laws and Rules Review Committee Meeting, which convenes at 9:00 a.m.  
King Kalakaua Building  
Queen Liliuokalani Room  
335 Merchant Street, First Floor  
Honolulu, Hawaii

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Adjournment:               With no further business to discuss, Vice Chair Ball adjourned the meeting at  
10:30 a.m.

Reviewed by:

/s/ Diane Choy Fujimura  
Diane Choy Fujimura  
Senior Real Estate Specialist

November 9, 2005  
Date

[  ]       Minutes approved as is.  
[        ]       Minutes approved with changes, see minutes of \_\_\_\_\_.