

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Regulatory Agencies
State of Hawaii

MINUTES OF MEETING

Date: Tuesday, August 10, 1976

Place: Board Room, Department of Regulatory Agencies
1010 Richards Street, Honolulu, Hawaii

Present: Ah Kau Young, Chairman
Mary V. Savio, Vice Chairman
John D. Texeira, Member
Tadayoshi Ishizu, Member
John M. Urner, Member
Edwin H. Shiroma, Member
Ralph S. Yagi, Member

Robert Klein, Complaint Officer
Yukio Higuchi, Executive Secretary
John W. Reilly, Educational Consultant
Peggy Lau, Clerk-Stenographer

Earl Lee, Executive Vice President, Hawaii Association of Realtors
David M. Peters, Director, Small Business Management Program, U.H.
Nancy Halliday, Applicant for Salesman License
Violet C. King and Beatrice Young, Re: Request to Reopen 1968 Case
Tom Schmidt and Attorney Paul Maki, Case: RE-75-25
Ernest and Molly Kealoha, Case: RE-76-12
JoAnn Timmins and Pat Berwick, Representatives of E.T.S.

Call to Order: There being a quorum, Chairman Ah Kau Young called the meeting
to order at 9:00 a.m.

Chairman Young introduced Ralph Yagi, the new Commissioner from
Maui, and the Commissioners welcomed Ralph Yagi to his first
Commission meeting.

The Executive Secretary reported that today's agenda was filed
in the Lt. Governor's office on Thursday, August 5, 1976, at 3:40 p.m.

Minutes: Mary Savio moved and Tadayoshi Ishizu seconded to approve the
minutes of the June 24, 1976 meeting as circulated. Motion carried.

Committee Real Estate Education Advisory Council
Reports:

Application for Real Estate Salesman and Broker Instructor's
Certificate by Beverly Muir

Mary Savio, Chairman of the Real Estate Education Advisory Council, advised the Commission that she met with the Executive Secretary to review Beverly Muir's application.

Mary Savio moved and Edwin Shiroma seconded that Beverly Muir be granted a real estate salesman and broker instructor's certificate, subject to submittal of her GRI certificate. Motion carried unanimously.

Request for Approval to Offer Home Study Course by Vitousek Real Estate School

Mary Savio reported that she met with the Executive Secretary to discuss the above-captioned matter. They concurred that by permitting home study courses, they may be circumventing the intent of the law, which requires 30-class hours. They were concerned that eventually all the schools may be making the same request because others are doing it.

Mary Savio further reported that this is the third such request. Mary Shern was authorized to offer a home study course until the end of this year and at that time will submit statistics and a report of the status of the program. Mike McCormack School of Real Estate also held a home study course in Princeville, Hanalei.

Mary Savio moved and Edwin Shiroma seconded that Mary Shern, JoAnn Stewart of Mike McCormack School of Real Estate, Paige Vitousek and Marshall Goldman, President of the Schools' Association, be present for a conference on home study courses at the next meeting so the Commission's concern can be expressed. Motion carried unanimously.

Establishment of Real Estate Chair

The Executive Secretary commented that Herbert Isonaga paved the way for the Commission to proceed with the establishment of the real estate chair project; however, premature commitments are being made by the University of Hawaii. David Peters volunteered to notify the Dean of the University of Hawaii not to make commitments until the Commission gets the Governor's approval as money cannot be expended from the education fund without the Governor's approval.

Donation of Real Estate Books

The Executive Secretary apprised that he could not get the administrative details worked out before the end of the last fiscal year and therefore could not purchase any books on, "The Language of Real Estate", by John Reilly as directed. He did check with John Reilly and Reilly's price was \$11.95 per book, including tax--59 books for \$700.

Edwin Shiroma moved and John Texeira seconded that the Executive Secretary be given direction to purchase John Reilly's books to be donated to the public and university libraries for this fiscal year and that a committee be established for the selection of another \$700 worth of books to be donated during the latter part of this fiscal year. Motion carried unanimously.

Real Estate Education Fund Budget for 1976-1977

The Executive Secretary distributed copies of the proposed education fund budget for 1976-1977. He informed that the Director approved this proposed budget with the exception of the NARELLO Mid-Year Conference as the Director felt it was unwarranted.

Mary Savio moved and Tadayoshi Ishizu seconded that the Commission approve the proposed education fund budget for 1976-1977 with the deletion of the NARELLO Mid-Year Conference. Motion carried unanimously.

Copies of John Reilly's report were circularized yesterday. John Reilly informed that this is the first of a regular series of his progressing report and briefly went through the report, which categorized nine primary subject matters in order of importance.

Following more discussion, John Texeira moved and John Urner seconded to accept the educational consultant's first report. Motion carried unanimously.

Legislation Committee

S. R. No. 439 (Mary Savio)

Mary Savio reported that she and the Executive Secretary met with the representatives of the Legislative Reference Bureau and the Office of Consumer Protection to continue the study of problems in the condominium developer-owner relationship and formulation of a proposed condominium code. She further reported that the public hearings held on Oahu and on the neighbor islands had fair participation and now each group of representatives have been assigned certain problem areas to study. Mary Savio concluded her report by adding that this is a worthwhile and interesting assignment and her committee has accomplished a great deal for the preparation of good recommendations for the new legislature.

S. R. No. 474 (Mary Savio)

Mary Savio updated the Commission on the progress of the committee to study the advisability of compulsory education

for real estate licensees, which is composed of Rhoda Feinberg, Education Director of the Hawaii Association of Realtors, David Peters, Director of Small Business Management at U.H., Dave Bess, Dean of College of Business Administration at U.H., John Reilly, Education Consultant, and herself. They are now working on a questionnaire to be circularized to the licensees.

H. R. No. 629 (Edwin Shiroma)

Edwin Shiroma reported that his committee, composed of seven members, have met to set up guidelines and determine what direction they will undertake in studying the advisability of establishing a separate license for resident managers. To date, they have an initial draft as a possible submission to the legislature.

In regards to the errors and omission insurance study, the Executive Secretary advised that according to the resolution the responsibility for the study appears to fall with the Director and his Insurance Administrator, Clifford Miyoi. The Commission offered its assistance to them for this study, but agreed that the errors and omissions insurance should not be attached to the real estate recovery fund.

Time-Sharing Bill

The Commission expressed great concern with the time-sharing aspect. It felt that the problem is here and must be controlled with solid legislation or recommendations.

Following a lengthy discussion, the Commission decided to hold a preliminary meeting with all interested members of the Commission after the August 26th meeting to explore the problem further and determine what avenue it can take right now to control the problem. John Urner, Chairman of the Condominium Review Committee, was requested to prepare a short summary to open the meeting and to provide copies of past time-sharing studies for the members.

Real Estate Recovery Fund

There were no quarterly recovery fund reports circulated, but according to the Executive Secretary, the computer printout reflects that the fund is in good condition.

Attorney General's Report

The Executive Secretary apprised that Deputy Attorney General Clyde Sumida has left the Attorney General's office and was not certain who would represent the Commission. He further apprised the Deputy Attorney General that Allan Kawada was scheduled to appear today, but has taken only.

Business Out
of Minutes:

Questionable Applications

Calvin W. Ontai, Applicant for Broker License

Copies of Calvin Ontai's exceptions to the Hearing Officer's recommended Findings of Facts, and Conclusions of Law and Order were circulated to prepare for Ontai's oral arguments scheduled for the next meeting.

Nancy Halliday, Applicant for Salesman License

Nancy Halliday verbally explained that she is appealing the Commission's decision to deny her application for license, because on April 12 (the last day of the one-year deadline) she personally hand-delivered her application and check to the clerk in our office just before closing time, and did not know why it was processed the next day. Halliday felt her obligations were met and should not be penalized for circumstances beyond her control.

Following the question and answer period, Chair advised Nancy that this matter would be taken under advisement and she would be notified of the decision shortly thereafter. She was then dismissed.

Mary Savio moved and John Urner seconded to approve Nancy Halliday's application for salesman license. Motion carried.

Paul Van Marter's Application for Salesman License

The Executive Secretary explained that Paul Van Marter is exercising his right to appeal the Commission's decision to deny his application for salesman license. The Executive Secretary read a letter by John Wilson of Pali Kai Realtors explaining that Van Marter's application was filed late due to practices of the postal services and Van Marter should not be penalized because of this. Van Marter stated that he felt he was not delinquent in filing and that he had everything ready on time.

There being no further questions, Chair advised Van Marter that this matter would be taken under advisement and he would be notified of the decision reached shortly thereafter. He was then dismissed.

Mary Savio moved and John Urner seconded to approve Paul Van Marter's application for salesman license. Motion carried.

Sheldon Soosman, Applicant for Broker License

The Executive Secretary briefly informed the Commission that Sheldon Soosman was advised earlier that he could take the broker examination, but no assurance would be given that a broker

license would be granted because of the pending investigation against him. Soosman has passed the examination and is now requesting licensure.

During the discussion Soosman was advised that the withholding of his broker license has nothing to do with the Mini-Cost Car Rental case, but with the two real estate complaints filed with the Office of Consumer Protection against him. Soosman expressed that in the rental field there is always conflict and that he even told the complainants to go to the Office of Consumer Protection.

Subsequent to Soosman being advised that this matter would be taken under advisement and he being dismissed, Edwin Shiroma moved and Mary Savio seconded that Sheldon Soosman be granted his broker license and he be put on notice that the Commission expects him to conduct himself in an equitable and legal manner. Motion carried unanimously.

Violet C. King's Request to Reopen Case Decided on April 26, 1968, Revoking her Broker License

Violet King appeared before the Commission with Beatrice Young, a friend. King read a letter she submitted earlier stating that this proves she does not owe anyone money.

Chair read the following reasons from Deputy Attorney General Clyde Sumida's memorandum dated June 29, 1976 why King's request to reopen should be denied: beyond the 30-day appeal period by over eight years and brought in the wrong forum since Section 91-14(e), H.R.S., only allows the court to order that additional evidence may be presented.

John Texeira moved and Edwin Shiroma seconded to accept the Deputy Attorney General's recommendation that Violet King's request to reopen the case decided on April 26, 1968 revoking her broker license be denied. Motion carried unanimously.

King was advised that if she takes and passes the broker examination, her license would be granted.

The Executive Secretary was directed to send Violet King a follow-up letter documenting the Commission's decision with excerpts from the Deputy Attorney General's memorandum. He was further directed to forward this memorandum and Commission's decision to Herman Doi, Director of the Office of the Ombudsman.

Investigations: RE-542 Sheldon Soosman

The Executive Secretary read Deputy Attorney General Leo Young's memorandum stating that the facts from his investigation do not present a strong case (as occurred 3 or 4 years ago) and he does not feel that there is sufficient grounds to revoke Soosman's license.

Mary Savio moved and John Urner seconded to dismiss this case on the basis of the long delay. Motion carried unanimously.

RE-577 Masao Shintani

The Executive Secretary advised that Clesson Chikasuye has requested that the Commission defer administrative action against Masao Shintani because a civil complaint has been filed in court. Chikasuye felt that the court's decision would resolve the matter and there is no need for a hearing.

Mary Savio moved and Edwin Shiroma seconded to proceed with the formal hearing. Motion carried unanimously.

Edwin Shiroma moved and Mary Savio seconded to appoint the Department's Hearing Officer to hear this case. Motion carried.

RE-643 Werner G. Ehrensberger

The Executive Secretary informed that the formal hearing on Werner Ehrensberger is set for Monday, August 30, 1976. The case will be heard by John Urner, John Texeira and the Department's Hearing Officer, Darryl Choy.

RE-645 and RE-76-75 Randy Solomon

The Executive Secretary read a letter from Douglas Hasegawa in response to the Commission's request, which confirmed that the complainants are entitled to the deeds. Hasegawa, as Trustee, cannot issue the deeds at this time, since the law suit for an accounting has not been completed.

Mary Savio moved and Tadyoshi Ishizu seconded to dismiss both cases and advise the complainants that the deeds will be forthcoming upon all matters being cleared with the court; a copy of Hasegawa's letter be sent to the complainants. Motion carried.

RE-75-8 Hugh Menefee, Inc.

The Executive Secretary read a letter from Galen Leong, Attorney for Hugh Menefee, Inc. advising the Commission that Hugh Menefee, Inc. has submitted its offer to pay for the relocation of the security gates to the Board of Directors of Four Paddle for approval of all owners of the Four Paddle.

The Commission decided to defer action pending another status report.

RE-75-25 Tom Schmidt

The Executive Secretary briefed the commission that Tom Schmidt was directed on March 24, 1976 to make restitution to the complainant, Roger Hutchings, as Schmidt failed to express the exact agreement of the complainant's financial obligations and commitments.

Tom Schmidt appeared before the Commission represented by his attorney, Paul Maki, in response to the Commission's directive. They explained that Hutching's complaint is without merit, because according to the documentation, Hutchings did not have to pay the prepayment penalty, and Schmidt did not benefit from this.

Following some discussion, Chair advised Schmidt that this matter would be taken under advisement and they would be notified of the decision reached shortly thereafter. They were then dismissed.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to dismiss this case on the basis of Schmidt's and Maki's testimonies, and that a warning be issued to Schmidt in a letter that full disclosure by his sales staff must be given to clients. Motion unanimously carried.

RE-76-12 Ernest D. Kealoha

Ernest and Molly Kealoha were present to answer questions on whether or not Ernest Kealoha is sufficiently supervising his sales staff. Ernest Kealoha is principal broker of Waialae Realtors Corp. and also employed full-time by Hawaiian Electric Company.

Ernest Kealoha stated that in addition to his wife, he has three part-time salesmen under him; the part-timers do not generate any sales. If a problem does arise in the office during his absence, his wife gets in touch with him by calling the dispatcher at Hawaiian Electric Company and the message is relayed to him by two-way radio.

After the Kealohas' were notified that this matter would be taken under advisement and they would be notified shortly thereafter, Mary Savio moved and John Texeira seconded to dismiss this case with a letter to Ernest Kealoha pointing out his responsibility to properly supervise all his sales people. Motion carried unanimously.

RE-76-77 Larry R. Smith

The Executive Secretary informed that the Complaint Review Committee met on August 4, 1976 to discuss and review complaints. For this case against Larry Smith, the Committee recommends investigation be made to determine what kind of service Smith provides, and how he gets paid (flat fee, hourly or contingent on sales)?

Edwin Shiroma moved and Tadayoshi Ishizu seconded that the Commission proceed as recommended by the Committee. Motion unanimously carried. Mary Savio did not participate in the discussion and abstained from voting.

RE-617 Liz Real Estate

The Executive Secretary gave a capsule-form report of the complaint. He advised that Toni Feiler's husband called to inform that Toni Feiler could not attend the informal conference today as Toni Feiler is in Mexico and would not be back until September.

Tadayoshi Ishizu moved and Mary Savio seconded to defer this matter. Motion carried unanimously.

RE-593 Jerry A. Ching

The Executive Secretary read a memorandum from Deputy Attorney General Roy Yempuku recommending that the Commission cancel the formal hearing on Jerry Ching, because the sale has been cancelled and there appears to be no significant damage or fraudulent intent involved, but instead issue letters of reprimand to Jerry Ching and his sales agent, Pollack, on four counts.

Edwin Shiroma moved and Mary Savio seconded to accept the Deputy Attorney General's opinion. Motion carried unanimously. The members of the Commission agreed that if the respondents refused the reprimand, they would commence with the formal hearing.

RE-571 Benjamin E. Ayson

The Executive Secretary presented the Commission with Deputy Attorney General Roy Yempuku's memorandum recommending that Benjamin Ayson be reprimanded rather than the Commission holding a formal hearing as the costs involved may be high.

Mary Savio moved and Edwin Shiroma seconded to disregard the Deputy Attorney General's recommendation and proceed as planned with the formal hearing for the revocation or suspension of Ayson's license despite the high costs, because of the seriousness of the allegations. Motion carried unanimously.

RE-514 Velva Bergevin, Ltd.

The Executive Secretary advised that this was another case that was referred to the Attorney General's office for review prior to proceeding with a formal hearing. The Deputy Attorney General assigned to this case was Wallace Weatherwax and he has recommended that this complaint be dismissed as the investigation did not reveal any violations, the alleged violations occurred in 1972 and because the complainant has had an opportunity for judicial relief, which action found no liability on Velva Bergevin.

Mary Savio moved and Ralph Ugi seconded to accept the Deputy Attorney General's recommendation to dismiss this case. Motion carried unanimously.

RE-629 Singleton, Etal

The Executive Secretary apprised that Deputy Attorney General Nelson Chang's recommendation is to dismiss this complaint as the evidence revealed no fault to be directly attributable to Cay Singleton.

John Urner moved and Tadayoshi Ishizu seconded to dismiss this case and the complainants be advised of the reasons therefor. Motion carried unanimously. John Texeira observed and abstained from any action taken on this case.

RE-75-14 Velma R. Davis

Following discussion, John Urner moved and John Texeira seconded to accept the recommendation of the Complaint Review Committee for the dismissal of this complaint as the supplementary investigation revealed that the respondent had fulfilled her obligations and did not act fraudulently. Motion so carried.

RE-76-42 Marlene Michalski & Dolman Associates

The Executive Secretary apprised that the Complaint Review Committee has recommended: (1) the dismissal of this case as no violation was found against respondents; (2) the complainants be advised that the problem stemmed from Broms, the seller, for non-performance of contractual obligations, and if he wishes to pursue for damages sustained, he should pursue through civil proceedings; and (3) a letter of warning be sent to Broms for failing to notify buyer in writing that he was the broker and seller.

Edwin Shiroma moved and John Texeira seconded to ratify the Complaint Review Committee's recommendations. Motion carried.

RE-76-59 Bert Lang Realty, Inc.

After this matter was considered, John Texeira moved and Edwin Shiroma seconded that further investigation be conducted. Motion unanimously carried.

RE-76-45 Iris Riber Realty

The Executive Secretary informed of the Complaint Review Committee's recommendation, which was to hold an informal conference with Iris Riber and Donald Tamashiro for further information.

Mary Savio moved and John Urner seconded to accept the Committee's recommendation. Motion carried unanimously.

RE-75-3 Honofed Corp.

Following discussion, John Texeira moved and John Urner seconded to accept the Complaint Review Committee's recommendation that Honofed

Corp. be notified of the complaint filed and of the findings of the investigation and request an answer as to its intentions to satisfy the complainant. Motion carried unanimously.

CON-76-7 Aaron M. Chaney, Inc.

The Executive Secretary apprised of the Complaint Review Committee's recommendations that a warning letter be sent to Jeanne Antoine with a carbon copy to Harold Nagai, President of the Association of Apartment Owners, that they are violating Section 467-7, H.R.S., and that they cease and desist such activities.

Mary Savio moved and John Texeira seconded to accept the Committee's recommendations. Motion carried unanimously.

Mary Savio moved and John Urner seconded that the complaint against Aaron Chaney, Inc. be dismissed. Motion carried.

Chairman Young thanked the Complaint Review Committee members for their time spent to finalize their recommendations to the Commission.

New Business:

Licensing

CORPORATION

Commercial Marketing & Mgmt. Co. Ltd., - 3049 Ualena St., Hon.
 Patricia A. Lee-pb
 Financial Center Realty Inc. - 745 Fort St., #418, Honolulu
 Jay R. Westcott-pb
 Hawaiian Showcase Inc. - 1050 Ala Moana Blvd., Honolulu
 Carl P. Worthy-pb
 Hirahara Inc. - 1339 Hunakai Street, Honolulu
 Leslie S. Hirahara-pb
 Ted James Inc. - 700 Bishop Street, #1510, Honolulu
 Theodore R. James-pb
 Leisure World Inc. - 1661 Kalakaua Avenue, Honolulu
 Edward H. Sato-pb
 Marilyn Maruyama Realty Inc. - 1060 Bishop St., #301, Honolulu
 Marilyn M. Maruyama-pb
 Spirit of Hawaii Inc., dba DAVID REALTY - 1019 University, #5A, Hon.
 David P. Lewis-pb
 Webber & Russell Ltd. - 1164 Bishop St., #1411, Honolulu
 Louis A. Webber-pb
 Robert Y. Yamada Realty Inc. - 225 Queen St., #302A, Honolulu
 Robert Y. Yamada-pb

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve the above applications for corporate licenses with the exception of Spirit of Hawaii, Inc., & DAVID REALTY, which must reflect the incorporation in its dba. Motion carried unanimously.

The Commissioners concurred that all application approvals are contingent upon the licensing requirements being fulfilled.

BRANCH OFFICE

Amaral-Cole, Div. of Amaral-Cole Land Co. Inc., Br-1 - 888 Front St.,
Robert A. Dove-bic #203A, Lahaina, Ma
Amaral-Cole, Div. of Amaral-Cole Land Co. Inc., Br-2 - Hana Ranch
Muriel Hanchett-bic Shopping Ctr., Han
Hawaiiana Investment Co., Inc., dba Brewer Realty Co., Br-2 - 2180
Charles G. Street Jr.-bic Main St. #417, Mau
Walter Zane Realty Inc., Br-1 - Dolphin Plaza Building, Kailua-Kona
Theron C. MacLeod-bic

John Texeira moved and Ralph Yagi seconded for the approval of applications for branch office licenses. Motion carried.

TRADENAME

Crescent City Realty - 166 Keawe Street, Hilo, Hawaii
M. Shigeoka, Inc., dba
Jack Mock - 701 Bishop Street, Honolulu
John S. Mock, dba
Larry Stevens Realty - 1027A Bishop Street, Honolulu
Lawrence Stevens, dba

There being no impediments, Tadayoshi Ishizu moved and Edwin Shiroma seconded to approve the above-mentioned tradename applications. Motion carried without dissent.

CHANGE OF NAME

Blue Water Properties, Inc. - Lahaina Shopping Ctr. Office Bldg., Mau
John Brookman-pb (formerly: Brookman & Assoc.)
Realty Management & Sales Corp. - 750 Amana Street, #105, Honolulu
Itsuo Tokunaga-pb (formerly: Cosmopolitan Realty Corp.)

Tadayoshi Ishziu moved and Edwin Shiroma seconded to approve Blue Water Properties Inc.'s application and a check be made to determine if a Realty Management is already registered. Motion carried unanimously.

APPLICANTS FOR NEW LICENSE

Franklin H. Story

Following the discussion, Mary Savio moved and Edwin Shiroma seconded to deny Story's application as Story failed to fulfill all requirements of Rule 3.1(f) within one year, and for the unreasonable time delay to submit additional information in response to the Commission's request. Story's appeal rights. Motion carried unanimously.

RESTORATION OF REVOKED LICENSE

Pearl A. Nagatoshi

The Executive Secretary explained that Pearl Nagatoshi's license was revoked for embezzlement of company's funds over two years ago, and she is applying for restoration of revoked license with a waiver of the examination and education requirements.

Mary Savio moved and Tadayoshi Ishizu seconded to deny Nagatoshi's request for waiver of the examination and education requirements and thus require her to file a completely new application. Motion carried unanimously.

Miscellaneous: Renewal of E.T.S. Contract

During the earlier part of this meeting, JoAnn Timmins and Pat Berwick were personally thanked by the Chair on behalf of the Commission for their presence at yesterday's examination review session, which the Commission benefited from.

Edwin Shiroma moved and John Urner seconded that a resolution be made to express this appreciation. Motion carried unanimously.

The Executive Secretary expressed Deputy Attorney General Clyde Sumida's concern over Part C-7 of the E.T.S. contract and mentioned that this is why the contract is not signed.

After the matter was discussed, Edwin Shiroma moved and Mary Savio seconded to delete the last nine words from Part C-7 of the E.T.S. contract and the Executive Secretary be directed to act accordingly toward the execution of the contract. Motion carried unanimously.

Submittal of Condominium Committee of Institute of Real Estate Management

At the conclusion of the review of the above-mentioned submittal, Edwin Shiroma moved and John Urner seconded that a copy be submitted to Mary Savio as she is a member of the committee on Senate Resolution No. 439, and a letter of acknowledgement be sent to the Institute of Real Estate Management. Motion carried.

Offer of Consumer Protection Office to Print Comic Book Dealing with Problems

Upon conclusion of the discussion, Mary Savio moved and John Urner seconded that we acknowledge receipt of the above offer and advise the Office of Consumer Protection that this has been referred to John Reilly, the educational consultant, for coordination. Motion carried unanimously.

Correspondence: Ronald Kawahara's Letter Requesting Interpretation of Section 514-20, Hawaii Revised Statutes

Following discussion, Edwin Shiroma moved and John Urner seconded that Kawahara be informed that the Commission's position is that the Board of Directors can be compensated or possibly reimbursed if provided for in the bylaws of the Association, and if he desires this, he should seek the amendment of the bylaws. Motion carried unanimously.

Robert W. Hall's Letter Requesting Amendment to H.P.R. Act

The Executive Secretary read Robert Hall's letter. Mary Savio moved and Tadayoshi seconded that Robert Hall be notified that this has been referred to the committee on S. R. No. 439, which will consider this on the basis of a house-cleaning measure. Motion carried unanimously.

Harry DeGregory's Letter Requesting Use of "Land Lady" in Advertisements

Following discussion, Mary Savio moved and John Urner seconded that Harry DeGregory be advised the Commission is concerned about his use of "LAND LADY" and requests that he submit copies or photos of all advertisements and posters, open house signs, office signs and signs on automobiles for the next 3-month period. Motion carried unanimously.

Announcement: Chair announced that the 48th Annual NARELLO Conference will be held October 10-14, 1976.

Edwin Shiroma moved and Ralph Yagi seconded to have John Urner, Tadayoshi Ishizu and the Executive Secretary represent Hawaii. Motion carried unanimously.

Copies of Ah Kau Young's and Edwin Shiroma's report to the Director of their out-of-state travel to the 1976 NARELLO Western District Conference were circulated.

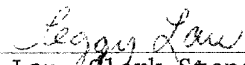
Date of

Next Meeting: Thursday, August 26, 1976

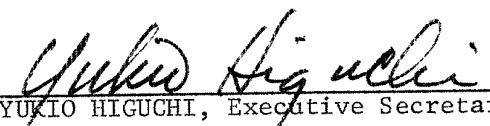
Adjournment:

There being no further business, Chairman Young adjourned the meeting at 4:30 p.m.

Taken and recorded by:


Peggy Lau, Clerk-Stenographer

Approved by:


YUKIO HIGUCHI, Executive Secretary

8/20/76