

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

MINUTES OF MEETING

Date: Friday, November 20, 1981

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  
Tadayoshi Ishizu, Member  
Toru Kawakami, Member  
Constance B. Smales, Member  
Ralph S. Yagi, Member  
Gregg T. Yamanaka, Member

Sandy Holck, Real Estate Education Specialist  
Glenn M. Adachi, Acting Executive Secretary  
Saeko Whang, Secretary  
Alvin Yamamoto, Supervisor of RICO

Larry Wofford, Present Chairholder  
Hilda Morse, Secretary of RESAH  
Steven Ramey, applicant for real estate salesman  
license  
John Reilly, Attorney  
William R. Wood of WRW, Inc.  
Dean David Bess, College of Business Admin. U.H.  
Christine M. Arnesen, applicant for real estate  
broker application  
Pauline Ching, applicant for restoration of  
broker license

Call to Order: There being a quorum, Chairman G. A. "Red" Morris  
called the meeting to order at 9:20 a.m.

Agenda Filed: It was duly noted the agenda for today's meeting  
was filed on Friday, November 13, 1981, at the  
Lt. Governor's office.

Minutes: Edwin Shiroma moved and Joseph Blanco seconded  
to approve the minutes of October 19, 1981 as  
circulated. Motion carried unanimously.

Committee Reports: Real Estate Education Advisory Council  
Real Estate Education Specialist Report

Real Estate Education Specialist Sandy Holck  
reported and submitted written report on  
his activities for the months of October  
and November.

Recognition

John Reilly was recognized by the Education Committee for spending a great deal of his time to the real estate salesman and broker curricula.

1982 Examination Schedule

Hilda Morse, Secretary of the Hawaii Association of Real Estate Schools, was present to obtain information regarding the 1982 examination schedule.

Following discussion, a meeting date was set for November 25, 1981 at 2:00 p.m. to meet with representatives of the real estate schools to get their input, discuss and resolve problems with the 1982 examinations. Sandy Holck was requested to coordinate with the schools on this matter.

Joseph Blanco moved and Ralph Yagi seconded to give special authorization to the Oahu members to proceed with the negotiation with the real estate schools to resolve the problems. Motion carried unanimously.

Real Estate Educational Plan - proposed by G. Ikeda

Commission received Dr. George Ikeda's proposal outlining the timetable for the study of the research program which will commence December 1, 1981 and ends March 21, 1982.

Chairman Morris suggested that the members of the Commission and industry representatives develop a plan and establish a work schedule incorporating Dr. Wofford's recommendation.

Toru Kawakami moved and Joseph Blanco seconded to give a blanket approval to the Oahu Commissioners to go ahead with the concept, subject to revision. Motion carried unanimously.

Acknowledgment

Upon motion by Edwin Shiroma and seconded by Joseph Blanco, the Commission unanimously approved to write a letter thanking College of Continuing Education and Community Services for the fine work they did in helping the Commission put on the seminar.

Green Memo Procedure

Edwin Shiroma moved and Toru Kawakami seconded

to add the matter of green memo procedure to the agenda. Motion carried unanimously.

Chairman Morris reported that at the last Complaint Review Committee meeting the staff and administration of the department drafted a proposed procedure on how to deal with the problem of resolving real estate complaints.

Executive Secretary reported that there are 10 areas where investigators may dispose the complaint with a green memo report. Investigator will make a recommendation to the staff, staff will review and if agreeable dispose of it. Staff makes the final determination without having the report come through the Commission which speeds up the handling of complaints. (The proposed procedure in handling real estate complaints is made a part of the minutes.)

Gregg Yamanaka moved and Gloria Damron seconded to add item 11 "Settlement/Withdrawal/Resolution" to the list of procedure. Motion carried unanimously.

Upon the request of Russel Nagata, Gregg Yamanaka suggested that should any investigator have a industry regulated question, they can call on Edwin Shiroma, Gloria Damron, Joseph Blanco or any of the neighbor island commissioners as an advisory subcommittee.

#### Laws and Rules Review Committee Report

The rules were in the process of being typed and there was nothing further to report at this time.

#### Policy Manual

Gregg Yamanaka moved and Joseph Blanco seconded to add this matter to the agenda. Motion carried unanimously.

As suggested by Constance Smales, Gregg Yamanaka moved that Commission compile a manual on past policies and volunteered Connie Smales' service as chairperson. The motion was seconded by Edwin Shiroma and unanimously carried.

#### Chairholder Agreement

Dean David Bess and members of the Real Estate Commission signed the agreement "Guideline

Memorandum for the Real Estate Chair" and had their picture taken which is to be published in the next News Bulletin. This agreement is made a part of the minutes.

Business Out  
of Minutes:

Questionable Applications

Steven Ramey

Steven Ramey requested to appear before the Commission to discuss his application for real estate broker examination that was rejected for insufficient experience. The problem is that the company that Ramey was associated forfeited its license.

After the question and answer period, Gloria Damron moved and Constance Smales seconded to request additional verification of his full time employment as a realtor including submission of his 1979 and 1980 tax returns to substantiate adequate experience. Motion carried unanimously.

Christine Arnesen

Christine Arnesen was present to discuss the matter of her real estate broker application. Following the question and answer period, Ralph Yagi moved and Edwin Shiroma seconded to approve Christine Arnesen's real estate broker application. Motion carried unanimously.

Investigations:

Joseph Blanco moved and Constance Smales seconded to accept the recommendations of the Complaint Review Committee for the following cases:

RE-81-19 The Campbell Atkins Group; Jan Campbell

The complaint be dismissed. The evidence indicated that the condition for removing the liens was included in the exchange agreement and that the real estate agent was not responsible for the failure to remove the liens prior to closing.

RE-81-52 Antji Goode, Roger Young, Mahalo Realty, Inc.

The complaint be dismissed. There is insufficient evidence to substantiate a licensing law violation. The investigator has been unable to contact complainant.

RE-81-60 Kenneth W. Parker, John L. Cooper,  
World Wide Realty Investment Corp.

Hearing to be held for alleged violation of §16-99-3(4). Respondent, for the protection of the buyer, should have informed them of the importance of recordation especially where no escrow agent was used.

RE-81-81 Edwin M. Aguiar

Proceed to a hearing for alleged violation of §467-14(2), H.R.S. and Rule §16-99-3(6).

RE-81-156 Dennis H. Oseto and Jaden Realty &  
Management, Inc.

A hearing be held for alleged violation of Rule §16-99-3(1), (2) and (6).

RE-81-92 Kamran N. Hariri, Beneficial Realty, Inc.

A hearing be held for alleged violation of §467-14(1), (2), (3) and (8) and Rule §16-99-3(3), (2) and (7).

RE-81-94 Karen S. Walker, Paul Y. M. Kang, Real  
Estate Locators, Inc.

A hearing be held for alleged violation of Rule §16-99-3(2).

RE-81-99 Jonathan Adler

Proceed to a hearing for alleged violation of §467-14(8), H.R.S. and Rule §16-99-3(1).

RE-81-101 Kenneth Fujiyama, Kenneth Fujiyama, Inc.

The complaint be dismissed. Investigation revealed that the only condition for which deposit would be returned is failure to get an extension of the lease.

RE-81-109 Clarence M. Okura

Hearing to be held for alleged violation of §467-14(2), (5), (6), (7), (8) and Rule §§16-99-3(a), -5(a) and (c).

RE-81-114 Amalgamated Land, Inc.

The complaint be dismissed since company has ceased doing business June 1977.

RE-81-124 Albert Vincent, Tropic Shores Realty, Inc.

The complaint be dismissed. The Commission has no jurisdiction over condominium management complaints.

RE-81-128 Dennis Grady, Broker Associates Realty, Inc.

A hearing be held for alleged violation of §467-14(1), (2), (7), H.R.S. and Rule §16-99-3(7).

RE-81-139 Debbie Gisoni, Michael Gisoni, Land of Island Realty

Proceed to a hearing for alleged violation of Rule §16-99-3(6).

RE-81-147 Celeste Santos, The Real Estate Store

The complaint be dismissed. The Complainant revealed to investigator that complaint was against contractor for failure to correct construction discrepancies.

RE-81-155 Eddie Flores, Jr., Sun Pacific Realty, Inc.

The complaint be dismissed. There was no evidence of misconduct on the part of the licensee.

Motion carried.

RE-80-123 Richard I. Blum, Mildred A. Leroux and Robert H. Kneisley, Menefee Management Corp.

Following discussion, Edwin Shiroma moved and Ralph Yagi seconded to hold a hearing on this case for alleged violation of §467-14(1), (2), (6), (7), (8), (10) and (13) and Rule §§16-99-3(1), (2), (6), (16) and §16-99-4((b), (d) and (e). The Committee complimented the investigator for the thoroughness of the investigation into this complaint.

Gloria Damron abstained on this matter due to possible conflict of interest. Motion carried.

RE-81-157 Ruth M. F. Lin

After discussion, Edwin Shiroma moved and Joseph Blanco seconded to hold a hearing on this matter for alleged violation of §467-14(1), (8), H.R.S.

and §16-99-3(1) and (4). The Commission feels that Respondent misled the buyer by not informing him the property was jointly owned and that the contract required the signatures of both owners. Motion carried unanimously.

New Business:

LICENSING

Corporation

A & M Locations, Inc. - 307 Lewers St., 3rd Flr,  
Isaac A. Huddy, pb Hon.

Barbara Ackley, Inc. - 4300 Waiialae Ave.  
Barbara R. Ackley, pb Ste 201, Hon.

Daacon Real Estate Co., Inc. - 745 Fort St.,  
Nenita L. Daacon, pb #300, Hon.

First Interstate Realty, Inc. - 1777 Ala Moana  
Larry K. S. You, pb Blvd., Ste 211, Hon.

Graham Real Property Services, Inc. - 1144  
Charlotte K. Graham, pb Young St., Hon.

Hawaii Land Ventures, Inc. - 1238 Kaumualii St.  
Lester G. L. Wong, pb Hon.

Hawaiian Vacation Council, Inc. - 1314 So.  
King St., 8th Flr, Hon.  
Bozena A. Bednarczyk, pb

Kamaaina Realty, Incorporated - 70 Central Ave.  
Judy A. Sato, pb Rm 1, Wailuku

McClure Oil and Land Company, Incorporated -  
841 Bishop St., Ste 1812, Hon.  
Donald W. McClure, pb

Geo. J. Russ Realty, Inc. - Azeka Pl., Rm 222  
George J. Russ, pb Kihei

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve the above corporate applications. Gloria Damron amended the motion to hold in abeyance the corporate name of A & M Locations, Inc. until the name can be checked further with BREG. Motion seconded by Tadayoshi Ishizu and unanimously carried.

Branch Office

Locations, Incorporated - 733 Bishop St., Ste  
Jitsuo Nakano, bic 2260, Hon.

Tradenames

Bloom-Hawaii Real Estate - Bebi L. Bloom, dba

Flood Associates - Walter W. Flood, dba

Berna Wong - Bernadette Wong, dba

DBA Name Change

Coastline Properties - formerly Honolulu  
Properties

ERA Brice Realty - formerly KEB Enterprises

Newman & Hart Realty - formerly Ginger Realty

Upon motion by Edwin Shiroma and seconded  
by Toru Kawakami, Commission unanimously  
ratified the applications for branch office,  
tradenames and dba name changes.

Restorations - past 2 years

Pauline Ching

Edwin Shiroma moved and Joseph Blanco seconded  
to allow Ching to sit for the broker examina-  
tion one time only and if she does not pass  
the exam, she must start as a brand new  
applicant. Motion carried unanimously.

Joan Boyer

Joseph Blanco moved and Edwin Shiroma seconded  
to approve restoration of Joan Boyer's real  
estate broker license on condition that she  
take a broker's pre-license course and  
satisfactorily complete it by June 1982.  
Motion carried unanimously.

Frederick C. Peterson

Ralph Yagi moved and Joseph Blanco moved  
to approve restoration of Frederick Peterson's  
real estate salesman license. Motion  
carried unanimously.



Questionable Applications

F Y A Corporation

Edwin Shiroma moved and Ralph Yagi seconded to approve the corporate name of F Y A Corporation. Motion carried unanimously.

Joy in Hawaii Realty - Roy Abad, dba

Edwin Shiroma moved and Joseph Blanco seconded to inform Joy Real Estate if they have any objection to a similar name being filed. Motion carried unanimously.

Red Carpet - Noe Realty

Edwin Shiroma moved and Tadayoshi Ishizu seconded to advise Red Carpet Realty that a similar name is being filed. Motion carried unanimously.

Miscellaneous:

NARELLO Education Certification Program

It was suggested that Commission refer this matter for Sandy Holck's comments.

Anthony Cerrone

At last month's meeting Cerrone was requested to submit further details on item 8 of his application.

Following discussion, Commission decided to get reports from his probation officers Ho and Ashikawa as to his character, reputation and past and current performances.

Hearings Officer's Proposed Decision (RE-81-117)

Bernice Self whose license was denied by the Commission for restoration of the real estate license appealed her case and a hearing was held. Hearings Officer recommended that her petition be dismissed inasmuch as she failed to make an appearance.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to accept the Hearings Officer's recommendation. Motion carried unanimously.

Resolution

Chairman Morris announced that Resolution adopted by NARELLO for Buster Higuchi should go to his wife.

Date of Next Meeting:

December 18, 1981  
Third Floor Conference Room

Adjournment:

There being no other business to transact, meeting was adjourned at 12:15 p.m.

Taken and recorded by:

  
Saeko Whang, Secretary

APPROVED:

  
GLENN M. ADACHI  
Acting Executive Secretary