

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

MINUTES OF MEETING

Date: Friday, January 29, 1982

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
Susan Y. K. Park, Hearings Officer
Glenn M. Adachi, Acting Executive Secretary
Saeko Whang, Secretary

William R. Wood of WRW, Inc.
Dr. Larry Wofford, Present Chairholder
Stanley S. Tornbom, applicant for real estate
salesman license
James R. Milhem, applicant for real estate
salesman license

Call to Order: There being a quorum present, Chairman G. A.
"Red" Morris called the meeting to order at
9:10 a.m.

It was noted that the agenda for today's meeting
was filed on Monday, January 25, 1982 at the
Lt. Governor's office in compliance with the
Sunshine Law.

Minutes: Upon motion by Edwin Shiroma, seconded by
Tadayoshi Ishizu, Commission unanimously approved
the minutes of November 20, 1981 as circulated.

Committee
Reports: Real Estate Education Advisory Council
Real Estate Chair

Dr. Larry Wofford reported on the next
chairholder. Dr. Stephen Messner who had
been approved by the Commission earlier
will not be able to accept the real estate

chair for 1982-1983 school year. In his place Dr. Jerome Dasso, University of Oregon, has accepted the real estate chair.

Edwin Shiroma moved and Ralph Yagi seconded to approve Dr. Jerome Dasso as the prospective new chairholder. Motion carried unanimously.

Real Estate Education Specialist Report

Sandy Holck, Real Estate Education Specialist, gave a report on his activities for December 1981 and January 1982.

Applications for Real Estate School Instructors

Anthony J. Behm (b & s)

Edwin Shiroma moved and Ralph Yagi seconded to approve Anthony Behm's application for certification as real estate salesman and broker instructor. Motion carried unanimously.

James R. Johnston (b & s)

Joseph Blanco moved and Ralph Yagi seconded to approve application of James Johnston for certification as real estate salesman and broker instructor pending licensure from DOE. Motion carried unanimously.

William I. Wilson, III (s)

Gloria Damron moved and Ralph Yagi seconded to approve application of William Wilson for certification as real estate salesman instructor pending licensure from DOE. Motion carried unanimously.

Summary of Real Estate Examination Results

Commissioners reviewed and discussed the examination results of each school's passing percentage for year 1981.

ETS Item Writers

It was suggested that Joseph Blanco take a letter to ETS regarding the following:

1. Appointment of a coordinator;
2. Continued input to develop and build up the bank of questions; and

3. In July, perhaps, continue to develop more questions and to give ample warning of time before coming for item writing sessions.

Real Estate Education Plan

The Commissioners discussed at length what direction to take regarding the education plan.

It was decided that initially the Commission would get input from the industry and members of the Commission, then form a Committee to go through and then present it to the entire Commission. The Committee should meet regularly either coinciding with the Complaint Review Committee meeting day and/or the Rules Committee meeting day.

RELE Program - letter from Commissioner Blanco

Joseph Blanco reported that the new director of RELE will be coming to meet and discuss problem areas with the Commission. She will be here personally to observe the administering of the exams over the weekend.

Laws and Rules Review Committee Report

Executive Secretary reported on the status of the rules. The rules were recently returned from the Legislative Reference Bureau and Attorney General's offices with their recommended changes which needs to be incorporated. Hopefully the public hearings can be held in April.

Business Out
of Minutes:

Questionable Applications

Stanley S. Tornbom

Stanley Tornbom appeared before the Commission to discuss his application.

Following the question and answer period, Joseph Blanco moved and Edwin Shiroma seconded to deny Stanley Tornbom's application for salesman license on the basis that he did not have a valid reason for waiting longer than 1 year to apply. Ralph Yagi and Gregg Yamanaka voted against the motion. Motion carried.

James R. Milhem

James Milhem was present to discuss his application.

After the question and answer period, Gloria Damron moved and Toru Kawakami seconded to approve James Milhem's application for real estate salesman license on the basis that a mix-up with the licensing staff caused the delay in sending forms to him. Joseph Blanco voted "Nay". Motion carried.

Investigations

RE-81-136 Theresa M. Moorleghen dba K & L Homefinders

Following discussion, Edwin Shiroma moved and Gloria Damron seconded to refer this matter to OCP as an unlicensed activity. Motion carried unanimously.

Ralph Yagi moved and Tadayoshi Ishizu seconded to accept the recommendations of the Complaint Review Committee for the following cases:

RE-81-43 Maylee S. Dubois

The case be referred to the Attorney General's Office for hearing for alleged violations of §467-14(1), (2), (8), (14) and Rule §16-99-4(d). (Gloria Damron abstained.)

RE-81-54 Architect Engr. Alliance, Inc. dba AEA Realty

That the case be dismissed. Evidence did not substantiate a violation of the real estate licensing laws. (Gloria Damron abstained.)

RE-81-87 Thomas Weightman, James Moore, Robert Weightman

An attempt be made to get a statement from Robert Weightman since representations allegedly made by him.

RE-81-116 Dolman Associates, Inc.

This case be dismissed since the dispute appears to center around refund based on the violation of the unit upon termination of tenancy.

RE-81-168 Susie Tamashiro dba T. & T. Realty

Request further investigation to determine whether Respondent received a commission from the sale of the Anapuni St. apartment even though she was not named in the document. There is evidence that indicates Respondent brought the offer to the listor and participated in the sale.

With respect to the other 3 properties, even though Respondent was co-owner of the property, she should have informed broker since he is responsible for her real estate activities.

RE-81-180 George W. Hooks

That the Arizona Real Estate Commission be contacted to provide assistance in getting background.

RE-81-214 Chaney, Brooks & Company

If there is a broker-in-charge, issue a warning letter; if there is no bic, then proceed to a hearing.

RE-81-130 Herbert K. Horita Realty, Inc.

That the complaint be dismissed. The evidence did not substantiate a violation of the licensing laws.

Motion carried.

New Business:

LICENSING

Corporation

American International Vacations, Inc. - 547 Halckauwila St., Hon.

Rodney Y. Inaba, pb

Central Pacific Kosan, Inc. - 1600 Kapiolani Blvd., Ste 1040, Hon.

Kenneth R. Nakano, pb

City Properties, Inc. - 1520 Liliha St., Ste 706, James E. Krause, pb Hon.

Fee Simple Realty, Inc. - 745 Fort St., Ste 1500, Kathleen K. O. Conahan, pb Hon.

Keauhou Gardens Realty, Inc. - 567 So. King St. Theo M. Di Tullio, pb Ste 320, Hon.

Kuriki Properties, Inc. - 1525 Rycroft St.,
Stanley Kuriki, pb Rm 116, Hon.

Lee-Land Hawaii Corporation dba Leeland Hawaii -
1238 Kaumualii St., Hon.
Ronald Y. C. Lee, pb

Management Consultants of Hawaii, Inc. - 975
Limahana Pl., Ste 4, Lahaina
Herbert C. Nikola, pb

Marlin Realty, Inc. - 75-5719 Alii Dr., Ste 118
James S. Spalding, pb Kailua-Kona

Maui Vacation Council, Inc. - 125 Lahainaluna
Christine M. Arnesen, pb Rd., Lahaina

Pegasus of Hawaii, Inc. - 1513 Young St., #203
Howard Meskin, pb Hon.

Professional Rental Management Corporation -
1860 Ala Moana Blvd., Ground Flr, Hon.
Tom Atwill, pb

Progressive Properties, Inc. - 1580 Makaloa St.,
Kenneth Y. Funakoshi, pb Ste 1099, Hon.

RMS of Hawaii, Inc. dba Kuhiolani Vacation
Club - 2415 Kuhio Ave., #202, Hon.
William W. Magers, pb

Solid Foundation, a real estate corporation -
126 Queen St., Ste 307-A, Hon.
David A. Mayeda, pb

M. Takasaki, Inc. - 205 Merchant St., Rm 7,
Maurice I. Takasaki, pb Hon.

Upon motion by Ralph Yagi, seconded by Edwin
Shiroma, the Commission unanimously ratified
staff's action in approving the applications
for corporate licenses.

Branch Office

Investment Concepts - 733 Bishop St., Ste 2383
Charles J. Hartman, bic Hon.

Mel Lum Realty, Inc. - 760 Kolu St., Wailuku
Marian Inokuma, bic

Professional Realty Co. of Oahu, Inc. 1860
Ala Moana Blvd., Ground Flr, Hon.
Paul M. True, bic

Tradenname

A-AP Realty - Peter A. Aduja, dba

Iris Chang Realty - Iris Chang, dba

Empire Realty & Mgmt - Franklin C. C. Tom, dba

Epic Realty - Virginia P. McGowan, dba

ERA Lorna Silkwood Realty - Lorna Silkwood
Realty, Inc. dba

J and S Properties - Sharon T. Tanonaka, dba

Felix Olmos - Feliciano Olmos, dba

Property Marketing Associates - Gerald L. Frye,
dba

Realty Consultants - Manuel L. Valin, dba

Andrew J. Roach Real Estate - Andrew J. Roach,
dba

Jackie Shular - Jacqueline D. Shular, dba

Sterman Realty - Richard D. Sterman, dba

Thompson and Co. - Geraldine A. Thompson, dba

Travel Realty - Jerry A. Ruthruff, dba

Clint Williams Realty - Henry Clinton Williams,
dba

Sig Zane Realty - Sigmund L. Zane, dba

Upon motion by Edwin Shiroma, seconded by
Gloria Damron, Commission unanimously
ratified staff's action for approval of the
above branch and tradenname applications.

Corporation Name Change

ERA The Moore Corporation - formerly The Moore
Corporation

DBA Name Change

H & L Trading Co. - formerly Honey's Realty

JKL Properties - formerly Joe Paikai

Joseph Blanco moved and Ralph Yagi seconded to ratify the action of the staff in approving the corporation and dba name changes. Motion carried unanimously.

Restorations - past 2 years

Paul L. Breese

Dora L. Dombrowski

John C. Peacock

Upon motion by Gregg Yamanaka, seconded by Joseph Blanco, Commission unanimously denied restoration of real estate salesman's licenses to Paul Breese, Dora Dombrowski and John Peacock on the basis that information contained in their applications and supporting documents did not clearly indicate they were still qualified to hold a Hawaii license.

V's Investment, Inc.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve restoration of V's Investment, Inc. broker license subject to payment of penalty of \$100. Motion carried unanimously.

Questionable Applications

Ivan V. Faxon, Jr.

Following discussion, Gloria Damron moved and Joseph Blanco seconded to approve Ivan Faxon's real estate salesman license. Motion carried unanimously.

Fred D. Jones

Edwin Shiroma moved and Joseph Blanco seconded to approve Fred Jones' real estate salesman license. Gloria Damron abstained. Motion carried.

Ronald C. D. Lee

Edward Shiroma moved and Ralph Yagi seconded to approve Ronald Lee's real estate salesman license. Gregg Yamanaka and Constance Smales voted against the motion. Motion carried.

Louis C. Skidmore

Upon motion by Joseph Blanco, seconded by Ralph Yagi, Commission unanimously approved Louis Skidmore's real estate salesman license.

James A. Jordan

Ralph Yagi moved and Tadayoshi Ishizu seconded to approve James Jordan's application for real estate salesman license. Motion carried unanimously.

William M. Amezaga

Donald Keefe

As requested, Ralph Yagi moved and Edwin Shiroma seconded to add the above two names to the agenda. Motion carried unanimously.

Edwin Shiroma moved and Tadayoshi Ishizu seconded to approve the applications of William Amezaga and Donald Keefe for real estate salesman licenses. Motion carried unanimously.

Miscellaneous:

Appointment of Hearings Officer

Susan Y. K. Park, who replaced Darryl Y. C. Choy, as Hearings Officer for the Department, was present at this meeting. She briefly gave her background and experience.

Upon motion by Ralph Yagi, seconded by Tadayoshi Ishizu, Commission unanimously approved Susan Park as the Commission's hearings officer to hear all contested cases for the Commission.

Request for Payment Out of Recovery Fund, Civil No. 64280 - Pascual et al vs. Broker Associates Realty

Executive Secretary reported that Commission received a court order directing payment from the Real Estate Recovery Fund to pay Larry F. Pascual and Ofelia S. Pascual the sum of \$5,353.50.

Ralph Yagi moved and Tadayoshi Ishizu seconded to approve payment from the Real Estate Recovery Fund. Motion carried unanimously.

Carter Freeman - Consideration to Real Estate License

Maki & Gilbert requested waiver of the education and experience requirements for Carter Freeman to sit for the salesman and broker examinations.

Following discussion, Joseph Blanco moved and Edwin Shiroma seconded to deny the request. Gregg Yamanaka abstained. Motion carried.

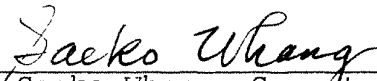
Date of Next Meeting:

February 26, 1982
Board Room

Adjournment:

There being no other business to transact, the meeting was adjourned at 12:25 p.m.

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Acting Executive Secretary