

REAL ESTATE COMMISSION
Professional & Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING

Date: Friday, May 28, 1982

Place: Board Room, Kamamalu Building
1010 Richards Street, Honolulu, HI

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

Crocker H. Liu, Real Estate Education Consultant
Mary G. F. Bitterman, Director
Donald D. H. Ching, Deputy Director
Glenn M. Adachi, Acting Executive Secretary
Saeko Whang, Secretary

Prof. Larry E. Wofford, Present Chairholder
William R. Wood of WRW, Inc.
Danny Lee, Legislative Advocate, Honolulu Board
of Realtors

Call to Order: There being a quorum, Chairman G. A. "Red" Morris called the meeting to order at 9:25 a.m.

It was noted that the agenda for today's meeting was filed on Monday, May 24, 1982 at the Lt. Governor's office in compliance with the Sunshine Law.

Minutes: Upon motion by Edwin Shiroma, seconded by Toru Kawakami, Commission unanimously approved the minutes of March 25, 1982 as circulated.

Committee Reports: Real Estate Education Advisory Council

Edwin Shiroma congratulated Joseph Blanco on his selection as the new President of RELE.

Larry Wofford, Visiting Chairholder distributed preliminary draft of a paper on real estate courses offered in Hawaii.

Prof. Wofford expressed his appreciation for having had the opportunity to come to Hawaii and working with the members of the Commission.

In behalf of the Commission, Chairman Morris thanked Prof. Wofford for his input and expressed the Commission's appreciation for his efforts.

Questionnaire Survey

The Commission discussed the proposed questionnaire for the licensee survey.

After discussion, Joseph Blanco moved and Edwin Shiroma seconded to accept the questionnaire form. The Education Committee would take one last look for any additions or deletions before the questionnaires are mailed to approximately 3,000 licensees. Motion carried unanimously.

Educational Expenditure

Upon motion by Joseph Blanco, seconded by Gloria Damron, Commission unanimously authorized the Education Committee Chairman to expend up to \$500 for books, supplies and educational materials. It was suggested that at the monthly meetings, the Education Committee Chairman or Education Officer submit itemized accounting of any expenditures disbursed from the previous month.

Educational Meeting

Director and Deputy Director were present to hear the plan to hold a meeting for the purposes of the long term education plan on June 9-10 at either Kuilima or Makaha. Commission requested and received verbal approval from the Director to proceed with its plans.

Also discussed was the possibility of holding the June 25th meeting on Maui inasmuch as 4 Commissioners will be attending the Western Conference meeting.

After a lengthy discussion, the Education Committee decided to set its education plan meeting on June 9 and 10, either at Makaha or Kuilima starting at 10:00 a.m.

Educational Budget

Joseph Blanco moved that the Commission authorize the Education Committee to make the decision to proceed in getting the tapes from Texas Research Center and to work with a coordinator towards the implementation of a total p.r. package. The budget is not to exceed \$2,000. The final decision and the budget will be approved by the Education Committee. Motion was seconded by Constance Smales and unanimously carried.

Certificate of Appreciation

Upon motion by Edwin Shiroma, seconded by Joseph Blanco, Commission unanimously approved to develop a certificate of appreciation using a State logo for presentation to Chairholders, guest speakers, etc.

Fingerprinting at Test Centers

The Commission discussed the matter of having candidates fingerprinted at the test centers to reduce impersonations.

Joseph Blanco moved and Edwin Shiroma seconded to institute this practice of fingerprinting candidates on voluntary basis at exam sites provided it is not more than \$2.00. Motion carried unanimously. It was requested that we get a proposal on this matter from ETS.

Passport System

Upon motion by Joseph Blanco, seconded by Tadayoshi Ishizu, Commission unanimously approved to have a representative from ETS present the passport system to its members. This system is basically a computerized plan information which takes care of the input data custom made to each jurisdiction.

Item Writing Session

Joseph Blanco reported that the next item writing session will be in July. Suggested names of item writers should be submitted to the Education Committee.

Application Forms

Executive Secretary reported that the application forms for direct application to ETS have not arrived. Both salesman and broker applicants will use the same form for applying.

Education and Information Officer

Joseph Blanco moved and Tadayoshi Ishizu seconded to formulate job descriptions for the Education and Information Officers as discussed at the committee meeting. Motion carried unanimously.

Laws and Rules Amendments

Executive Secretary reported that the rules are ready for Governor's signature.

Investigations:

Gloria Damron moved and Joseph Blanco seconded to accept the Complaint Review Committee's recommendation with suggested amendments on RE-81-171 and RE-81-194. Motion carried unanimously.

RE-81-171 Watters/West, Ltd., Grace M. West

To send a letter of warning to Respondent and dismiss. Complainants executed Estimated Exchange Statement in which closing costs for both units were included.

RE-81-194 Top Dollar Realty, Inc., James E. McKellar
John Neal, Peggy Barron-Nelsen

A letter of warning to Respondent and dismiss complaint.

RE-81-85 Kenneth Fujiyama Realty, Inc. Kenneth
Fujiyama

Complaint be dismissed. Allegations could not be substantiated through investigation.

Minutes of Meeting of May 28, 1982

RE-82-6 Peter J. Vana

To dismiss complaint. Complaint is against contractor for workmanship.

RE-82-11 Herbert K. Horita, Inc., Francine Sapla, Llewellyn L. Biven

To refer the matter to Attorney General's office.

RE-82-12 The Hawaiian Land Realty Co., Robert Williamson

To refer the matter to Attorney General's office for alleged violation of §16-99-3(6) - failure to get written commitment to act as agent.

RE-82-18 Enterprise Realty and Investment, Inc. Bettina L. Uris

To dismiss complaint. Allegations could not be substantiated through investigation.

RE-82-27 Mike McCormack Realtors, Roc Ley, Joan P. Blake

Refer the matter to Attorney General for alleged violation of §467-14-(8), §16-99-2 and -19(c).

RE-82-40 Connie Simpson

Complaint be dismissed. Allegations could not be substantiated through investigation.

New Business:

LICENSING

Corporations

Jim Anderson Realty, Inc. - 1650 Liliha St.,
James T. F. Anderson, pb #208, Hon.

Beacan Associates, Inc. dba Beacan Associates,
ERA - 765 Kamehameha Hwy, Pearl City
Barbara A. Jackson, pb

Benny K. P. Fan Realty, Inc. - 305 Royal
Hawaiian Ave., #208, Hon.
Benny K. P. Fan, pb

Hanalike Properties, Inc. - 2153 No. King St.
Shirley A. Onishi, pb Ste 312, Hon.

Hawkins & Associates, Inc. - 98-1264 Kaahumanu
St., Ste 201, Pearl City
Burch R. Hawkins, pb

Minutes of Meeting of May 28, 1982

I.Q. Realty, Inc. - 190 Keawe St., Ste 31, Hilo
Irene D. Klaja, pb

Liza Land Corp. - 1610 Kanunu St., Ste B. Hon.
Liza P. Erickson, pb

Mauna Lani Realty, Inc. - Mauna Lani Drive
Robert G. Rediske, pb South Kohala

Mojo Ventures-U.S.A., Inc. - 150 Kaiulani Ave.
Richard B. Elsner, pb Hon.

Nanikea, Inc. dba Nanikea Real Estate -
98-084 Kam Hwy, Ste 303, Aiea
Beatrice N. Kea, pb

Preferred Properties Hawaii, Inc. - 841 Bishop
St., Ste 2121, Hon.
John R. Johnson, pb

Revenue Advisors Real Estate, Ltd. - 745 Fort
St. Mall, Ste 204, Hon.
Charles J. Hartman, pb

T & K Realty, Inc. - 98-211 Pali Momi St., #402
Kenneth R. Knudson, pb Aiea

Tradenname

Easy Realty - Janice D. Tomfohr, dba

Met II Realty - Morgan E. Timberlake, II, dba

South Pacific Equity Company - James R. Dowie,
dba

Corporation Name Change

Lea Properties, Ltd. - formerly Falling
Coconut Realty, Ltd.

DBA Name Change

Liz Hamilton Realty - formerly Liz Hamilton

Kalapana Realty - formerly Jill Stover, Broker

Edwin Shiroma moved and Tadayoshi Ishizu
seconded to ratify staff's action in approving
the corporate, tradenname, corporation name
change and dba name change applications
subject to Executive Secretary checking
into address of Mauna Lani Realty, Inc.
Motion carried unanimously.

Late Application

Upon motion by Edwin Shiroma, seconded by Tadayoshi Ishizu, Commission unanimously approved to add Harry T. Nakagawa on the agenda as late application.

Harry T. Nakagawa

Joseph Blanco moved and Tadayoshi Ishizu seconded to approve Harry Nakagawa's real estate salesman license inasmuch as the previous broker Mr. Nakagawa was to work for had failed to submit his application to the Department.

Restoration

Clark E. Freigang

The Commission reviewed the work experience of Clark Freigang. It was noted that Mr. Freigang has been engaged in real estate related areas during his forfeiture.

Upon motion by Ralph Yagi, seconded by Gregg Yamanaka, Commission unanimously approved the real estate salesman license of Clark Freigang.

Miscellaneous:

NARELLO Western District Meeting

Executive Secretary reported that at its Western District Committee meeting, the Committee modified and readjusted the fees. The registraion fees have been changed to \$100 for members and \$75 for spouses and guests. Some of the social function and guest speakers for panel have been cut.

Recovery Fund

H-80 3809 Falls v. Realty Executives-Hawaii, Inc. and Kenneth W. Harris II

H-80 4499 Dayton v. Realty Executives-Hawaii, Inc. and Kenneth W. Harris II

H-80 3810 Allison v. Realty Executives-Hawaii, Inc. and Kenneth W. Harris II

Executive Secretary reported that he received notice from Sidney Ayabe, Real Estate Recovery

Fund counsel directing payments from the Real Estate Recovery Fund totalling \$5,643.19 against Realty Executives-Hawaii, Inc. and Kenneth W. Harris II.

Edwin Shiroma moved and Ralph Yagi seconded to approve payment from the Real Estate Recovery Fund. Motion carried unanimously. This matter will be published in the News Bulletin.

ACT 79, Relating to Horizontal Property Regimes

For informational purpose, Executive Secretary reported that Act 79 amended Chapter 514A-102 which required that the lease rent to be included in the copy of the publication notice provided to each prospective purchaser.

Articles for News Bulletin

Chairman Morris suggested utilizing the news bulletin to publish some articles on Attorney General's opinions without using actual names. It could be called "Legal Comment Column".

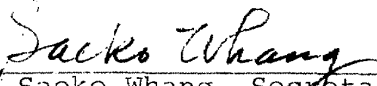
Next Meeting:

The monthly Commission meeting will be held on June 25, 1982 at noon at Maui Surf Hotel.

Adjournment:

There being no business to transact, Chairman Morris declared the meeting adjourned at 12:50 p.m.

Taken and recorded by:



Saeko Whang, Secretary

APPROVED:



GLENN M. ADACHI
Acting Executive Secretary