

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

MINUTES OF MEETING

Date: Friday, September 3, 1982

Place: Conference Room, Dept. of Planning and Economic
Development, Penthouse Floor, Kamamalu Building
1010 Richards Street, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman
Edwin H. Shiroma, Vice Chairman
Gloria J. Damron, Member
Toru Kawakami, Member
Ralph S. Yagi, Member
Gregg T. Yamanaka, Member

Janice B. Sevilla, Education Officer
Cynthia T. Alm, Information Officer
George Arine, Executive Secretary

Nancy Battaile, Legislative Analyst, Legislative
Auditor's Office
William R. Wood, WRW, Inc.

Absent: Joseph F. Blanco, Member
Constance B. Smales, Member

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

The agenda for today's meeting was filed on Monday,
August 30, 1982, at the Lt. Governor's office in
compliance with the Sunshine Law.

Minutes: Upon motion by Edwin Shiroma, seconded by Toru
Kawakami, the Commission unanimously approved the
minutes of July 30, 1982 as circulated.

Committee Reports: Real Estate Education Committee

Introduction of Dr. Jerome Dasso, Visiting Chair-
holder

Janice Sevilla introduced Dr. Jerome Dasso to the
Commission members.

Annual Report The annual report is being prepared
by Bill Wood.

Educational Testing Service (ETS) Examination Writing Workshop

The workshop was held at the Sheraton Waikiki on August 29-30 for exam writers and September 1-2 for the reviewers. Nine persons were on the writing team. Six persons were on the review team. William Kastrinos from ETS was in charge of the four-day session.

Educational Testing Service Instructors' Workshop

The workshop will be held at the Hawaii Institute for Management and Analysis in Government (HIMAG) on Tuesday, September 7.

Broker, Salesman Curricula

Janice Sevilla reported that letter was sent requesting comments from real estate schools concerning the proposed curricula for the broker and salesman courses. Four schools have sent in their comments.

Survey Bids

Janice Sevilla reported that bids were received from Social Science Research Institute (SSRI) and SMS Research. No response has been received from Barbara Sunderland and Associates.

Realty Report Radio Spots

Janice Sevilla reported that a formal bid from the University of Hawaii Journalism Department for taping of the 30-second radio spots was received on August 27, 1982. The cost will be \$75 per spot (this includes ten reproductions of the tape). Thus far, eighteen radio stations have expressed an interest in promoting the reports as a public service announcement, ten requesting tape and transcript, and eight requesting transcript only. Twenty seven stations were contacted by interim education officer Crocker Liu.

Newsletter Content

Following discussion, Edwin Shiroma moved and Toru Kawakami seconded, putting discussion of the newsletter content on the Education Committee agenda. Motion carried unanimously.

Reception for Visiting Chairholder

The Commission discussed the budget and guest list for the reception. Edwin Shiroma moved and Gloria Damron seconded, a budget of \$250 from the Education Fund for the reception provided the Fund can be used for that purpose. Motion carried unanimously.

Certificate of Recognition Design

Janice Sevilla reported that there are two possible designs. One using the State seal and one using gold embossed foil

Following discussion, Gloria Damron moved and Ralph Yagi seconded, printing 500 of the certificate using the State seal subject to the budget not exceeding \$1500. Motion carried unanimously.

Master Calendar

Janice Sevilla reported that she is working on a master calendar of real estate classes, workshops, seminars and conventions offered by real estate schools, Hawaii Association of Realtors and professional organizations.

Appointment of
Hearings Officer:

The Commission interviewed Robert Alm for hearings officer. Edwin Shiroma moved and Toru Kawakami seconded to appoint Robert Alm as hearings officer. Motion carried unanimously.

RE-LIC 82-4
Louella D.P. King:

The Commission heard oral argument by Deputy Attorney General Russell Lum and respondent Louella D. P. King. Ralph Yagi moved and Edwin Shiroma seconded to refer the case back to the hearings officer. Motion carried unanimously.

Instructor
Certification:

Robert L. Furin. Ralph Yagi moved and Toru Kawakami seconded to certify Robert L. Furin as instructor for real estate salesman course. Motion carried unanimously.

Ralph Villiers. Ralph Yagi moved and Edwin Shiroma seconded adding Ralph Villier's application for certification as real estate instructor to the agenda. Motion carried unanimously. Ralph Yagi moved and Toru Kawakami seconded to certify Ralph Villiers as instructor for real estate salesman and broker courses. Motion carried unanimously.

Investigations:

Edwin Shiroma moved and Gregg Yamanaka seconded to accept the recommendations of Glenn Adachi, Acting Executive Secretary. Motion carried unanimously.

Con 82-02 - Century Center, Ltd

Refer to Attorney General for hearing for alleged violation of Sections 514A-62(1) and (3) and 514A-64.

RE-82-2 - George E. Nomura, Luke and Luke, Ltd

Dismiss. Investigation failed to substantiate allegations.

RE 82-9 and RE 82-33 - Nick Berg

Further investigation to determine whether bankruptcy court authorized sale.

RE 82-13 - Hugh Menefee, Inc., Menefee Management Corp., Martha A. Bird/Lorna W. Lowe, Jack D. Corley/Michael Dugan

Warning letter for failing to reveal interest. Investigation could not substantiate other claims.

RE 82-26 - Shiretoko Fudosan Kabushiki Kaisha, Covey E. Blackmon, Robert D. Bolton, Marianne M. Maruyama

Refer to Attorney General for hearing for alleged violation: Respondent Bolton for possible violation of Sections 467-14(6), (7), (12) and Rules 16-99-3(a), (p), and 16-99-4(d). Respondent Maruyama for possible violation of Sections 467-14(6), (7), (12) and Rules 16-99-3(a), (p), and 16-99-4(d). Respondent Blackmon may have violated Sections 467-14(7), (12) and 16-99-3(a), (p), and 16-99-4(e).

RE-82-20 - Jerry R. Wong, Francis Y. Wong and WW Investors

Refer to Attorney General for hearing for possible violation of Sections 467-12, 467-14(1), (2), (4), (7), (8), (12), (14) and Rules 16-99-3(1), (5), (16), 16-99-5 and 16-99-6.

RE 82-54 - Philip J. Cascavilla and William Owen
Farrior III

Dismiss. Investigation could not substantiate
allegations.

RE 82-89 - Donald Inouye

Refer to Attorney General for hearing for
alleged violation of Section 467-14(2), (7), (14).

New Business:

LICENSING

Edwin Shiroma moved and Toru Kawakami seconded
to ratify staff's action in approving the follow-
ing applications. Motion carried unanimously.

Corporation

Crest International, Inc. - 745 Fort St., Ste
1410, Honolulu, Hi - Hugh A. Menefee, pb

E.S.P. Realty, Inc. - 109 Hekili St., Kailua
Stanley D. Brilhante, pb

GS Consultants, Inc. - 190 So. King St., Honolulu
John S. Araujo, Sr., pb

Hawaii 3, Inc. - 100 Pauahi St, Rm 214A, Hilo
Wayne Subica, pb

Moloka'i Realty, Inc - Molokai Ranch Bldg, Rm C-105
Hannah W. Johnstone, pb Kaunakakai

Outrigger Realty, Ltd - 266 Lunalilo Home Rd, Ste A
Roy L. Mongeon, pb Honolulu

Today's Realty, Inc. - 98-1247 Kaahumanu St, #310A
Kenneth L. Jones, pb Aiea

VIP Realty, Inc. - 2005 Kalia Road, Honolulu
Elsa M. Ritchey, pb

Tradenname

C.P.T. Realty & Investment - Angela C.P. Tai, dba

Cam HI. Realty - Charles A. Meyer, dba

Commercial Properties of Hawaii - Ronald E. Bernard,
dba

Keys of Oahu Real Estate - Gilbert Martin, dba

McCain & Associates - Eugene A. McCain, Jr., dba
Glenn S. Nakamura Realty - Glenn S. Nakamura, dba
Packer Realty - Edward J. Packer, dba
Perreira Properties - Betty J. Perreira, dba
Phoenix Investments and Real Estate, Betsy J.
Christian, dba
R & R Realty & Rentals - Michael C. Curtis, dba
Shin Runkel Realty - Shin Runkel, dba
Ryan Realty - Mary Ryan, dba

Corporation Name Change

Mauna Kea Management & Sales, Inc. - formerly Mauna
Kea Fairways Corporation
REO, Inc. - formerly O'Connor, Inc.
F. W. & Associates - formerly Royal Isle Realty
Bilson, Ltd., dba Timeshare Marketing Professionals -
formerly Bilson, Ltd. dba Billie Watters

Restorations

Cortez, Perfecto L. - forfeited 1/1/79

After discussion, Gregg Yamanaka moved and Edwin Shiroma seconded to deny restoration because based on supporting document presented the applicant no longer appeared qualified as a salesman. Motion carried unanimously.

Sadaoka, Brian Lee - forfeited 1/1/77

After discussion, Gregg Yamanaka moved and Edwin Shiroma seconded to deny restoration because based on the supporting documents presented the applicant no longer appeared qualified as a salesman. Motion carried unanimously.

Miscellaneous:

Loeb v. Realty Executives Hawaii, Inc., Kenneth W. Harris

Ralph Yagi moved and Gloria Damron seconded to pay \$1,321.86 to Edward A. Loeb, Jr. out of the Real Estate Recovery Fund. Motion carried unanimously.

William Kastrinos, Educational Testing Service (ETS)

Gloria Damron moved and Toru Kawakami seconded to add ETS to the agenda. Motion carried unanimously.

Executive Session

At 1:20 p.m. Ralph Yagi moved and Gloria Damron seconded to go into executive session to review new questions for the salesman and broker licensing examinations and to discuss the test blueprint. Motion carried unanimously.

At 3:00 p.m. Edwin Shiroma moved and Ralph Yagi seconded to come out of executive session.

NARELLO

Timeshare Seminar:

Ralph Yagi moved and Gloria Damron seconded to send Gregg Yamanaka and G. A. "Red" Morris to the Time Share Seminar in Lake Tahoe, Nevada. Motion carried unanimously.

Annual Conference:

Ralph Yagi moved and Gloria Damron seconded to send G. A. "Red" Morris and Edwin Shiroma to the Annual Conference to be held in Charleston, South Carolina. Motion carried unanimously.

Thank you Letter from Real Estate Commission to Tadayoshi Ishizu, Former Commissioner from Hawaii

Edwin Shiroma moved and Ralph Yagi seconded to send a letter to Tadayoshi Ishizu thanking him for his work with the Commission.

Adjournment:

At 3:15 p.m. Ralph Yagi moved and Gloria Damron seconded adjourning the meeting. Motion carried unanimously.

Taken and recorded by

Cynthia T. Alm
Cynthia T. Alm, Real Estate
Information Officer

APPROVED:

Glenn M. Adachi
Glenn M. Adachi
Acting Executive Secretary