

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

MINUTES OF MEETING

Date: Friday, February 25, 1983

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

Janice B. Sevilla, Education Officer
Cynthia T. Alm, Information Officer
Glenn M. Adachi, Executive Secretary
Saeko Whang, Secretary

Sheila Lau, Director, SBMP, Univ. of Hawaii
Prof. Jerome Dasso, Present Chairholder
Daniel Lee, Legislative Advocate, Hawaii
Association of Realtors
Virginia Lee Crandall, Hearings Officer
Jo Jean Schieve, Hawaii Association of Realtors

Call to Order: The meeting was called to order by Chairman
G. A. "Red" Morris at 9:10 a.m.

The agenda for today's meeting was filed on
Friday, February 18, 1983 at Lt. Governor's
office in compliance with the Sunshine Law.

Minutes: Upon motion by Edwin Shiroma and seconded by
Ralph Yagi, Commission unanimously approved
the minutes of January 28, 1983 as circulated.

Committee Reports: Real Estate Education Report

Education Officer Jan Sevilla reported on the
activities for the month of February.

Restoration Classes

Twelve people registered to take the Commis-
sion approved class on February 25 at the
Liliha Library meeting room. The instructors
will be either Gregg Yamanaka or Glenn Adachi.

For the 2 Maui people, the course content will be taped recorded and monitored. For the lady in Oregon, Commission decided to defer action.

UH Chairholder Budget

Joseph Blanco moved and Constance Smales seconded to approve funding of \$65,000 for fiscal year 1983-84. Motion carried unanimously.

Seminar II

Joseph Blanco moved and Gloria Damron seconded to approve serving of pastries at the April seminar. Approval was also granted to continue this service for future seminars at cost of \$3.50 to licensees. Motion carried unanimously.

Seminar III - V

Joseph Blanco moved and Toru Kawakami seconded to approve the speakers for seminars III, IV and V. Motion carried unanimously.

Ohana Zoning Seminar

Joseph Blanco moved and Toru Kawakami seconded to formally approve sponsoring this seminar jointly with UHSBMP. Motion carried unanimously.

Certificate of Appreciation

There will be no awarding of certificates of appreciation at the April seminar.

Real Estate Educators Association

Following discussion, Ralph Yagi moved and Gregg Yamanaka seconded to fund \$100 to join the association. Motion carried unanimously.

Funding Approval Through Channels

Commission delegated Joseph Blanco and Glenn Adachi to see the Director regarding this problem.

Direct Application to Berkeley

Joseph Blanco reported that in about 90-120 days, all applications for examinations will be processed from the Berkeley office, thus reducing the time factor.

Effective within 45 days, all calls that go to ETS can be channeled through either the Los Angeles or the Berkeley office.

Progressive Investment Company

Joseph Blanco reported that ETS notified him of an irregularity at one of the test centers regarding solicitation of applicants taking examination. The brokerage firm did not cooperate with the test center proctors.

Joseph Blanco moved and Constance Smales seconded that Executive Secretary write to Stacy Hiramoto, principal broker of Progressive Investment Company, that they are to refrain from going into the restricted areas and apprise them of Commission's rules and regulations. Motion carried unanimously.

Test Administration - February 26, 1983

Joseph Blanco asked for volunteers from the Commission members and staff to visit the test centers and do a critique.

John Reilly

Constance Smales moved and Joseph Blanco seconded to submit all the instructors' names on file up to February 1982 and request ETS run it through the computer to see if other instructors have taken the real estate exams. Request that ETS keep them on file so that it can be picked up any time.

Real Estate Instructor Certification

Elizabeth Dower (s)

Following discussion, Joseph Blanco moved and Constance Smales seconded to approve Elizabeth Dower's application for certification as real estate salesman instructor. Motion carried unanimously.

Laws and Rules Review Committee

There was no report.

Hearings Officer: Waipio Realty RE-LIC-83-7

As requested, Edwin Shiroma moved and Joseph Blanco seconded to add the above matter to the agenda. Motion carried unanimously.

Application was filed to change the name to Gentry Realty but it was denied at the November 23, 1982 meeting. Subsequently, a petition for hearing on the denial was filed and then, prior to going to the hearing, it was withdrawn. The Hearings Officer submitted its recommendation for withdrawal.

Edwin Shiroma moved and Joseph Blanco seconded to dismiss hearing as recommended by the Hearings Officer. Motion carried unanimously.

Saburo Yamamoto RE-LIC-82-18

Following discussion on the above matter, Ralph Yagi moved and Gloria Damron seconded to grant license to Saburo Yamamoto and deny Hearings Officer's recommended order inasmuch as Yamamoto did comply in accordance with the application. Motion carried unanimously.

Legislation: Chairman Morris reported on the various bills and brought the Commission up to date on bills before the Legislature.

90-day Rule

A lengthy discussion was held whether or not Commission should consider establishing a criteria for specific exemptions to the 90-day provision.

New Business:

LICENSING

Corporation

Blanco Property Management Services, Inc. -
925 Bethel St., #202, Honolulu
Francis J. Blanco, pb

Fahrni Realty Management, Inc. - 98-850
Kamehameha Hwy, Aiea
Leonard W. Fahrni, pb

Hawaii-Pacific Properties, Inc. - 2222 Kalakaua
Roy E. Takushi, pb Ave., Ste 814, Hon.

Lizama Realty, Inc. - 1152 Kokohead Ave., Rm 201
Charles L. Lizama, Jr., pb Hon.

Pacific Basin Resorts, Inc. - 190 S. King St.,
Alan K. Haida, pb Ste 2620, Hon.

Pacific Rim Management Associates, Inc., dba
Bailey & Bailey Associates - 98-211 Pali Momi
Willard E. Bailey, pb St., #735, Aiea

Presidential Real Estate, Inc. - 98-211 Pali Momi
George F. Vickers, pb St., #812, Aiea

Punahou Cliffs Realty, Inc. - 841 Bishop St.,
Frederic H. E. Skey, pb #151, Hon.

Real Estate U.S.A., Ltd. - 900 Fort St., Ste 120E
Richard K. Murata, pb Hon.

South Pacific Resorts, Inc. - 2301 Kuhio Ave.,
James E. McKellar, pb Ste 302, Hon.

W & W Enterprises, Inc. - 345 S. Queen St.,
Julia Yu-O Wu, pb 3rd Flr, Hon.

Waikikian Brokerage, Ltd. - 444 Hobron Lane
Leonard Higginbotham, pb #417, Hon.

Gloria Damon moved and Ralph Yagi seconded
to ratify the corporate names. Joseph Blanco
abstained. Motion carried.

Branch Office

Outrigger Realty Limited - 266 Lunalilo Home Rd.,
James W. Russell, bic Ste A, Hon.

Tradenname

Eleanor Buxton Realty - Eleanor R. Buxton, dba

Ron Gustin Associates - Ronald W. Gustin, dba

Melvyn Ho & Associates - Melvyn S. C. Ho, dba

Land Ahoy Properties - Dorothy D. Graham, dba

Craig Lindner Realty - Craig R. Lindner, dba

McGhin & Co. - George L. McGhin, dba

Dennis Paul Realty - Dennis P. Simoncelli, dba

Tom Powers & Associates - Thomas O. Powers, dba

Puaahala Realty - Mark P. Bleuenstein, dba

Carmie Richesin Associates - Carmic R. Richesin,
dba

Chris Rodatz & Assoc. Realty - Christian A.
Rodatz, dba

Satellite Realty - Stanley S. Nagao, dba

DBA Name Change

Bartley Properties - formerly Barlee Properties

HHH Investments - formerly HHH Investments
Unlimited

Upon motion by Joseph Blanco, seconded by
Toru Kawakami, Commission unanimously ratified
the action of staff in approving the branch
office and tradename applications.

Restorations:

Norma Jean Fujishiro (b)

Gregg Yamanaka moved and Constance Smales seconded
to deny restoration of Norma Jean Fujishiro's
license and that she be allowed to take the broker
examination one time only with waiver of the
education requirement. Motion carried unanimously.

Gregory F. Garcia

Gregg Yamanaka moved and Joseph Blanco seconded
to allow Gregory Garcia to take the Commission
approved course. Motion carried unanimously.

Sharon K. Adams

Gloria Damron moved and Constance Smales seconded
to allow Sharon Adams to take the course. Motion
carried unanimously.

Ross W. J. Lum

Joseph Blanco moved and Ralph Yagi seconded to allow Ross Lum to take the Commission approved course. Motion carried unanimously.

Barbra English

Joseph Blanco moved and Constance Smales seconded to approve restoration of Barbra English's real estate broker license subject to her paying the back fees and penalty. Motion carried unanimously.

Upon motion by Ralph Yagi, seconded by Joseph Blanco, the following people were added to the agenda. Motion carried unanimously.

Sue M. Nakagawara	Robert C. Baunach
Alexander P. Aquino	Patricia Wilson
Linda J. Martin	Jan N. K. Wilson
Edwin Y. Emoto	Frederick A. Rhodes
Michael P. Balen	

Ralph Yagi moved and Joseph Blanco seconded to allow the following to take the Commission approved course. Motion carried unanimously.

Edwin Y. Emoto	Michael P. Balen
Jan N. K. Wilson	Frederick A. Rhodes
Linda J. Martin	Alexander P. Aquino
Sue M. Nakagawara	Robert C. Baunach

Patricia Wilson

Toru Kawakami moved and Joseph Blanco seconded to deny restoration of Patricia Wilson's license. Motion carried unanimously.

Restorations - past 2 years

Iola Y. Balubar

Joseph Blanco moved and Gloria Damron seconded to allow Iola Balubar to take the salesman examination one time with waiver of the education requirement. Motion carried unanimously.

William K. M. Chee

Ralph Yagi moved and Joseph Blanco seconded to approve restoration of William Chee's license

subject to paying the penalty and back fees plus bringing the license up to current. Motion carried unanimously.

Margaret P. Cho

Joseph Blanco moved and Ralph Yagi seconded to allow Margaret Cho to take the examination one time only with waiver of the education requirement because she did not give any explanation. Motion carried unanimously.

Susumu Fujii

Joseph Blanco moved and Ralph Yagi moved to approve restoration of Susumu Fujii's real estate broker license subject to paying all back fees and penalty. Motion carried unanimously.

Gloria Kobayashi

Ralph Yagi moved and Joseph Blanco seconded to approve restoration of license subject to paying all back fees and penalty. Motion carried unanimously.

Raymond M. Kobayashi, Jr.

Ralph Yagi moved and Toru Kawakami seconded to approve restoration of Raymond Kobayashi's license subject to paying all back fees and penalty. Motion carried unanimously.

Dale K. Papazian

Ralph Yagi moved and Toru Kawakami seconded to approve restoration of Dale Papazian's license subject to paying all back fees and penalty. Motion carried unanimously.

Tamotsu Sahara

Ralph Yagi moved and Constance Smales seconded to approve restoration of Tamotsu Sahara's license subject to paying all back fees and penalty. Motion carried unanimously.

Miscellaneous:

Request for Waiver

Arnold J. Frederick

Frederick is requesting an 18-month experience waiver.

Following discussion, Toru Kawakami moved and Ralph Yagi seconded to allow 1-year waiver instead of 18 months. Motion carried unanimously.

License Application

Letter from Locations, Inc.

The Commission's general consensus is to get an opinion from the Attorney General's office.

License Renewals

Letter from Hawaiian Properties, Ltd.

Letter from Haseko Realty, Inc.

Ralph Yagi moved and Toru Kawakami seconded to request Attorney General's opinion on these matters. Motion carried unanimously.

On another motion, Constance Smales moved and Ralph Yagi seconded to move the matter of proration to Laws and Review Committee for investigation. Motion carried unanimously.

Delegation of Authority

Ralph Yagi moved and Toru Kawakami seconded to authorize the department with the following motion:

"We move that, notwithstanding Section 92-17 or any other law to the contrary, this Commission delegates to the Department of Commerce and Consumer Affairs the authority to receive, arbitrate, investigate, and prosecute complaints."

Motion carried unanimously.

Adjournment:

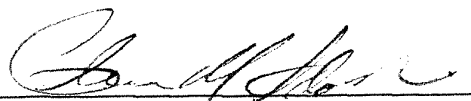
There being no other business to transact, the meeting was adjourned at 12:15 p.m.

Date of Next Meeting:

March 24, 1983

Taken and recorded by:

APPROVED:



GLENN M. ADACHI
Executive Secretary


Saeko Whang, Secretary