

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

MINUTES OF MEETING

Date: Friday, June 24, 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  
Yukio Takeya, 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

Rae Lindquist, Hawaii Association of Realtors  
Robert Alm, Hearings Officer  
Virginia Lea Crandall, Hearings Officer  
William R. Wood, WRW, Inc.  
Tim L. Truesdale, Respondent, RE-79-190  
Rod Maile, Prosecuting Attorney for DCCA/RICO  
Russell Goode, Hawaiian School of Real Estate

Absent: Constance B. Smales, Member

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

Notice of Meeting: The notice of meeting was filed on June 20,  
1983 at the Lt. Governor's office.

Minutes: Upon motion by Commissioner Kawakami and seconded  
by Commissioner Takeya, the Commission unanimously  
approved the minutes of May 27, 1983 as circulated.

Hearings Officer  
Report: The Hearings Officers, Robert Alm and Virginia  
Lea Crandall, summarized the following cases  
which were previously heard and for which findings  
of fact, conclusions of law and recommended orders  
were presented to the Commission for their review  
and approval.

Minutes of Meeting of June 24, 1983

RE-79-190 Timothy L. Truesdale

Timothy Truesdale filed written exceptions to Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order and was present to give oral arguments on the matter.

Upon motion by Commissioner Damron and seconded by Commissioner Blanco, the Commission unanimously adopted the Hearings Officer's recommended order to suspend salesman's license of Timothy Truesdale for 18 months, fine of \$500 for violation of HRS §467-14(2) and restitution to Complainant in the amount of \$1,000 to be paid within 30 days upon receipt of Commission's final order.

RE-LIC-83-10 Calvin W. Ontai

This matter was deferred to the next meeting.

RE-81-213 Ron Silverman and Hawaiian Properties, Ltd.

Commissioner Blanco excused himself on this matter for possible conflict of interest.

Ron Silverman filed written exceptions to Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order.

Commissioner Damron moved and seconded by Commissioner Yagi that Respondent pay Complainant restitution of \$55 or disclose the name of the former tenant within 30 days from Commission's final order. Motion carried unanimously.

RE-LIC-83-2 George Dayton

Upon motion by Commissioner Blanco and seconded by Commissioner Yagi, the Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order were unanimously approved.

RE-LIC-83-13 Jaunette L. Mauer-Reaneo

Upon motion by Commissioner Shiroma and seconded by Commissioner Kawakami, the Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order were unanimously adopted.

RE-79-108 Keith Herzog

Upon motion by Commissioner Yagi and seconded by Commissioner Blanco, the Commission unanimously adopted Hearings Officer's Recommended Order for revocation of Keith Herzog's salesman license.

RE-82-105 and RE-83-34 Bomani J. Kim

This matter was deferred at the request of the Hearings Officer. The settlement agreement had not been approved.

Upon motion by Commissioner Blanco and seconded by Commissioner Takeya the following matters were added to the agenda. Motion carried unanimously.

RE-81-134 Kazumasa Okamoto

Upon motion by Commissioner Takeya and seconded by Commissioner Yagi, the Commission unanimously adopted the Hearings Officer's Findings of Fact, Conclusions of Law and Recommended Order.

RE-80-76, RE-80-146, RE-81-01 and RE-81-04  
Edward A. Toler

Upon motion by Commissioner Yagi and seconded by Commissioner Takeya, Commission unanimously accepted the Hearings Officer's Recommended Order on the settlement agreement and suspension of Edward Toler's salesman license for 18 months.

RE-LIC-83-19 David Lorenz

Upon motion by Commissioner Damron and seconded by Commissioner Yagi, the Hearings Officer's Recommended Order be adopted and that the license be granted to David Lorenz.

RE-LIC-83-6 Dayle W. Carlson

Dayle Carlson submitted additional evidence as requested by the Commission. After review of the additional evidence, Commissioner Blanco moved and Commissioner Kawakami seconded to accept the Hearings Officer's Recommended Order to deny Dayle Carlson's application for license. Joseph Blanco, Gloria Damron, Toru Kawakami, Edwin Shiroma, Yukio Takeya and Gregg Yamanaka

voted in favor of the motion. Ralph Yagi voted against the motion. Motion carried.

Report on Timeshare Seminar

James Kobashigawa, RICO Investigator, submitted his report on the seminar held at Lake Tahoe, Nevada. He stated that he will train the investigators the knowledge he has acquired at the annual Investigators' Seminar in August.

Committee Reports: Real Estate Education Committee Report

Jan Sevilla, Education Officer, reported on her activities for the month of June. A copy of the report was distributed to the Commissioners at the meeting.

Proposed Budget

Upon motion by Commissioner Blanco and seconded by Commissioner Yamanaka, Commission unanimously adopted the proposed education committee budget for 1983-84.

S.B.M.P. Course

Upon motion by Commissioner Blanco, seconded by Commissioner Shiroma, Commission unanimously approved "Advance Office Management" course offered by the Small Business Management Program.

Revised Short Term and Intermediate Term Goals

The Commission decided to refer this matter to the Education Committee for review.

RAC Course

Commission offered to purchase the RAC course from Hawaii Association of Realtors. The Education Committee is working on the details for the acquisition of the RAC course.

Commission Letterhead

A draft of the Commission's new letterhead was distributed to the Commission members. Chairman Morris will see the Director if it is permissible for staff to use the new letterhead.

Real Estate School and Instructor Licensing

Commissioner Blanco moved and Commissioner Yagi seconded to add the following to the agenda. Motion carried unanimously.

Hawaiian School of Real Estate

Following discussion, Commissioner Blanco moved and Commissioner Yagi seconded to approve accreditation of Hawaiian School of Real Estate pending submission of a bond within two weeks from today. Motion carried unanimously.

Darrell R. Large  
Malvin R. Goode  
Robert W. Raymond

Upon the recommendation of the Information Officer, Commissioner Blanco moved and Commissioner Takeya seconded to certify the above applications for certification as real estate instructors. Motion carried unanimously.

Laws and Rules Review Committee Report

Commissioner Kawakami moved and Commissioner Damron seconded to approve the amendments to the rules as proposed in the June 23, 1983 minutes of the Laws and Rules Review Committee meeting. Motion carried unanimously.

Commissioner Kawakami commended Cynthia Alm on the thoroughness of work she has done on the research study on fee splitting with brokers from foreign countries.

After review of the results of the survey, the Commission requested that a copy of the memorandum containing the results of the survey be distributed to the states surveyed.

New Business:

LICENSING

Corporation

Sandy Ogawa, Inc. 196 S. Kukui  
St., Rm 202, Hon.  
Sandra S. Ogawa, pb

Polynesian Research and Development, Inc.  
dba PRD Properties, A Division of Polynesian  
Research and Development, Inc. - 6650 Hawaii  
Kai Dr., Ste 212, Hon.  
John D. Russell, pb

Branch Office

Hawaii Management Corporation - Kaaau Town  
Center HonFed Bldg, Ste 5, Kaaau, HI  
Gloria K. Wong, bic

Locations, Incorporated - 45-681 Kam Hwy  
David M. Vieira, Jr., bic Kaneohe

Tradename

Cobb Realty - Rowena B. Cobb, dba

Richard Dane Realty - Richard J. Dane, dba

Grant Realty - Robert B. Grant, dba

Iland Properties Unlimited - Penny S. Craft dba

Kamehameha Realty - Stanley H. Shimabukuro, dba

Ronald H. B. Kim Realty - Ronald H. B. Kim, dba

Realty Properties - Asa Koki, dba

United Realty - Ludwig Kuglmeier, dba

DBA Name Change

Hanalei Rainbow Realty - formerly Indolence  
Realty

Restorations - past 2 years

Edward J. Bossing

Commissioner Blanco moved, seconded by  
Commissioner Damron and unanimously  
carried to approve restoration of  
Edward Bossing's salesman license  
subject to payment of back fees.

Executive Secretary was instructed to  
write Bossing's principal broker that  
during the time period Bossing was

unlicensed, he would not be given credit towards the broker experience and 10 transactions.

William R. Fannemel

Commissioner Takeya moved and Commissioner Blanco seconded to approve restoration subject to Fannemel taking and passing the licensing exam one time only. If he fails, he will be considered as a new applicant; if he passes, he must pay the back fees. Motion carried unanimously.

Nelsie A. Powell

Commissioner Blanco moved and Commissioner Damron seconded to approve restoration subject to Powell taking and passing the exam on the first try - should she fail, she will be considered a new applicant; if she passes, then she must pay the back fees. Motion carried unanimously.

Dennis H. Leong

Commissioner Blanco moved and Commissioner Yagi seconded to defer Dennis Leong's application for restoration and request that he provide documented evidence of all real estate activity certified by his principal broker. Ralph Yagi, Edwin Shiroma, Gloria Damron, Toru Kawakami, Yukio Takeya and Joseph Blanco voted in favor of the motion. Gregg Yamanaka voted against the motion. Motion carried.

Antone Farias

Commissioner Yagi moved and Commissioner Yamanaka seconded to approve restoration of Antone Farias license subject to paying all back fees. Motion carried unanimously.

Sylvia E. Oyama

Commissioner Takeya moved and Commissioner Damron seconded to approve restoration provided Oyama take and pass the licensing exam one time only. Motion carried unanimously.

Ernest M. Bovee

Commissioner Yagi moved and Commissioner Damron seconded to approve restoration subject to Bovee taking and passing the exam on the first try. Motion carried unanimously.

Robert E. Cambra

Commissioner Yamanaka moved and Commissioner Damron seconded to approve restoration subject to Cambra taking and passing the exam on the first try. Motion carried unanimously.

Commissioner Kawakami moved and Commissioner Yagi seconded to authorize the Executive Secretary to make the decisions on the following restoration applications. Motion carried unanimously.

Zina S. Dunmore  
Orin F. Hakoda  
Carol F. Hoedl  
Gary M. Irimata  
Alan E. Lee  
David T. W. Ma  
George L. Matthews  
Alan Snitkin  
Florence K. Suzuki  
Dorothy Uwekoolani

Miscellaneous:

Broker Experience Certification

Charlene Sohriakoff  
Ada Berghoefer

Commissioner Blanco moved and Commissioner Yagi seconded to deny broker experience certifications to Sohriakoff and Berghoefer. Motion carried unanimously.

Paige Bovee

Commission discussed the matter of Paige Bovee (Vitousek) who sat for the real estate salesman exam.

Commissioner Blanco moved and Commissioner Yagi seconded to write to Paige Bovee for clarification and have her sign a sworn affidavit and have RICO investigate the matter. Motion carried unanimously.



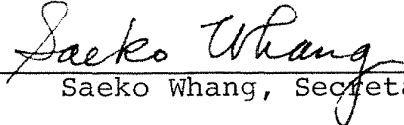
John Reilly

Commissioner Blanco moved and Commissioner Kawakami seconded to request Attorney General what course of action can the Commission take on the matter.

Next Meeting: July 29, 1983

Adjournment: There being no further business to transact, the meeting was adjourned at 1:30 p.m.

Taken and recorded by:

  
Saeko Whang, Secretary

APPROVED:

  
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GLENN M. ADACHI  
Executive Secretary