

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

MINUTES OF MEETING

Date: Thursday, January 23, 1986

Place: Exam Conference Room, 2nd Floor  
1010 Richards Street, Honolulu, Hawaii

Present: G. A. "Red" Morris, Chairman  
Toru Kawakami, Vice Chairman  
Joseph F. Blanco, Member  
Gloria J. Damron, Member  
Yukio Takeya, Member  
Douglas R. Sodetani, Member  
Peter N. Yanagawa, Member

Cynthia M. L. Yee, Information Officer  
Kevin K. Y. Au, Research Assistant  
Calvin Kimura, Acting Executive Secretary

Karen Ah Mai, SSRI, University of Hawaii  
Pat Masters, SSRI, Universtiy of Hawaii  
John Stapleton, Member of HARES  
Lei Isa, SBMP Director  
Eileen Luko, HAR Education Director  
Stephanie Doughty, HAR  
Jim Slavish, Members Continuing Education  
Moss Ikeda, DOE Adult Education

Excused: Constance B. Smales, Member  
Gregg T. Yamanaka, Member

Call to Order: The meeting was call to order by Chairman at  
9:10 a.m.

Agenda: Filed with Lt. Governor's office as required  
by §92-7(b), HRS.

Additions to  
Agenda: Upon a motion by Commissioner Damron, seconded  
by Commisssioner Sodetani, the Commission  
unanimously approved to add the following  
items to the agenda:

1. P.Y., Inc. - licensing
2. Lori Robin - request for real estate  
salesman license

3. Thomas Takeuchi - restoration of license
4. Gaye Brown - restoration of license
5. RECCAL - course substitution

Old Business:

Pertinent Facts Definition

Stephanie Doughty, Chairman of the subcommittee on Contracts and License Law of the Governmental Affairs Committee of the Hawaii Association of Realtors, recommended further study before proposing legislation on defining "pertinent facts". Secondly, study California as a result of their legislation. Finally, HAR will re-examine the standard forms utilized, look into the non-mandatory property disclosure sheet with possible implementation into DROA. But if forms are mandatory, a possibility that sellers will sell property on their own.

After further discussion, Chairman Morris suggested that HAR submit a resolution to REC on this matter with Real Estate Research Center possibly doing a study.

Mandatory Continuing Education

Karen Ah Mai, Project Director, SSRI, issued final draft of "Mandatory Continuing Education for Real Estate licensees". Stated no substantive changes, and that section 4.1 is forthcoming.

Eileen Luko, HAR Director of Education, stated that a membership survey encouraged a mandatory continuing education requirement. In addition, the National Association of Realtors has taken a position of approval towards continuing education. In general, HAR would strongly recommend mandatory continuing education with a reasonable minimum to start.

John Stapleton, stated he has concerns but the report looks good. California is in their 2nd year of a 5 year phase for mandatory continuing education and are pleased. Recommends a 3 to 4 year drop dead policy.

Moss Ikeda, stated support for the mandatory continuing education.

Karen Ah Mai further stated that a minimum of one year start up time is needed; distribution of the continuing education is a problem, cost is a factor, staffing will be needed, office space will be needed, and testing to meet education requirements will open a "can of worms".

Upon motion by Commissioner Sodetani, seconded by Commissioner Damron, the Commission unanimously approved to introduce enabling legislation for mandatory continuing education, minimum of eight hours, or its equivalent, over a two year licensing period, minimum of three years start up period, and a minimum of two licensing renewal periods prior to a drop dead date.

Time Share Regulation and Continuing Education

Upon a motion by Commissioner Sodetani, seconded by Commissioner Blanco, the Commission unanimously adopted the report and recommends that the legislature requires time share sales agents to take continuing education courses as a condition to renewal.

New Business:

Licensing

1. P.Y., Inc.  
Peter N. Yanagawa, principal broker

On a motion by Commissioner Sodetani, seconded by Commissioner Damron, the Commission unanimously approved above application for license. Commissioner Yanagawa abstained

2. Lori Robin

After reviewing the information provided, a motion was made by Commissioner Blanco, and seconded by Commissioner Sodetani, the Commission unanimously approved to issue the license. It was noted, that applicant had applied within 90 days after the date of the examination, and she did have sufficient funds in her checking account at the time of application to cover the check for license, and thru no fault of her own, the check bounced.

Restoration

1. Thomas T. Takeuchi
2. Gaye Brown

On a motion by Commissioner Sodetani, seconded by Commissioner Blanco, the Commission unanimously approved that the above individuals take the Agency, and Sub-Agency course prior to restoration of license.

RECCAL Courses

On a motion by Commissioner Sodetani, seconded by Commissioner Yanagawa, the Commission unanimously approved that GRI series course may be substituted for discontinued RECCAL courses on any previous order for restoration of license.

Next Meeting:

Friday, February 28, 1986

Adjournment:

There being no further business, the meeting was adjourned at 11:10 a.m.

Taken and recorded by,



Calvin Kimura  
Acting Executive Secretary