

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

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: March 24, 1994

Time: 9:00 a.m.

Place: Kuhina Nui Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii

Present: Marcus Nishikawa, Oahu Member - early departure
Barbara Dew, Oahu Member
Jerry Hirata, Hawaii Island Member
Alvin Imamura, Maui Member
Yoshiko Kano, Kauai Member
Stanley Kuriyama, Oahu Member
Theo Butuyan, Public Member
Carol Mon Lee, Public Member - late arrival

Calvin Kimura, Supervising Executive Officer
Russell Wong, Real Estate Specialist
Lee Ann Teshima, Real Estate Specialist
Jan Yamane, Real Estate Specialist
Benedyne Stone, Condominium Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: James M. Satler, Attorney
Albert Ugalino
Irene Ugalino
Rick Young, Regulated Industry Complaints Office
Sheryl Nagata, Office of Administrative Hearings
Lawrence Redden, applicant
Bruce W. Raney, applicant
Douglas Sodetani

Call to Order: Chair Nishikawa called the meeting to order at 9:00 a.m. upon establishment of a quorum.

Chair's Report: No report was presented.

Executive
Officer's Report:

Additions to the Agenda

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to add the following to the agenda:

3. Executive Officer's Report
 - b. Minutes of Previous Meetings
 - 1) December 17, 1993
 - 2) February 25, 1994
5. Recovery Fund Report
 - a. Kamisugi Case
 - b. Contract - Gary Lee
8. Licensing - Restoration of Forfeited Licenses
Under Two Years - Salesperson
01/01/93 Robin L. Earle
Lyle G. Phillips, Jr.
9. Licensing - Questionable Applications
Makai Management, Ltd.
Agent System U.S.A.

Additional Distribution

The following were distributed to the Commissioners for their consideration:

6. Committee Reports
 - c. Education Review Committee
8. Licensing - Restoration of Forfeited Licenses
- Alan P. Lennard

Adjudicatory
Matters:

The Chair called for a recess from the Commission meeting at 9:09 a.m. to discuss and deliberate on the following adjudicatory matters pursuant to Chapter 91, Hawaii Revised Statutes:

Albert U. Ugalino, aka Bert Ugalino and Irene G. Ugalino, REC 91-485

Commissioner Butuyan declared a conflict of interest and was excused from the meeting.

Albert U. Ugalino, Irene G. Ugalino and their representing attorney, James M. Satler presented oral arguments.

Rick Young was present representing the Regulated Industry Complaints Office. Sheryl Nagata was present representing the Administrative Hearings Office.

Commissioner Lee arrived at 9:10 a.m.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Dew, it was voted on and unanimously carried to take the matter under advisement.

Commissioner Butuyan returns at 10:10 a.m.

Dan K. Morikawa, REC 92-196-L

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to approve the Settlement Agreement After Filing of Petition for Disciplinary Action, petition for Disciplinary Action Against Real Estate Salesperson's License subject to language that states that the suspension is effective as of March 24, 1994.

Bradley A. Coates, REC-LIC-92-7

Upon a motion by Commissioner Imamura, seconded by Commissioner Dew, it was voted on and unanimously carried to approve the Hearings Officer's Findings of Fact, Conclusion of Law and Recommended Order.

Dorothy S. Hirowatari and Maile Realty Corporation, REC 90-243, 90-287 and REC-91-168

Commissioner Kano made a motion to approve the Hearings Officer's Finding of Fact, Conclusions of Law and Recommended Order, Commissioner Kuriyama seconded the motion. The motion was voted on and carried with the following vote:

Approve

Oppose

Kuriyama
Nishikawa
Imamura
Butuyan
Kano
Dew
Lee

Hirata

Commissioner Butuyan was excused due to a conflict of interest.

Albert U. Ugalino, aka Bert Ugalino and Irene G. Ugalino, REC-91-485

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve for Albert U. Ugalino six month suspension of license, completion of a Commission approved real estate course and defer \$35,000 restitution until Judgement entered; for Irene G. Ugalino, dismiss conclusions of law and recommended sanctions.

Commissioner Butuyan returned to the meeting.

Following the Commission's review, deliberation and decisions in these matters, pursuant to Chapter 91, HRS, the Chair announced that the Commission was reconvening to its scheduled Commission meeting at 11:00 a.m., pursuant to Chapter 92, HRS.

Chair Nishikawa was excused from the meeting at 11:00 a.m.
Vice-Chair Dew presided over the remainder of the meeting.

Vice-Chair Dew recessed the meeting at 11:01 a.m.
Vice-Chair Dew reconvened the meeting at 11:11 a.m.

Vice-Chair Dew took the agenda out of order to accommodate those applicants present who desired to make oral presentation to the Commission.

Licensing:

QUESTIONABLE APPLICATIONS

Lawrence E. Redden

Mr. Redden was present to answer any questions the Commission may have regarding his application for real estate sole proprietor.

Commissioners were informed that the applicant answered "No" to question 1.b. relating to any licensing complaints. RICO check revealed one (1) complaint in 1992, case closed - resolved.

Mr. Redden presented no oral testimony.

Upon a motion by Commissioner Butuyan, seconded by Commissioner Imamura, it was voted on and unanimously carried to take the matter under advisement.

Bruce W. Raney

Mr. Raney was present to answer any questions the Commission may have regarding his application for real estate broker.

Commissioners were informed that Mr. Raney answered "yes" to question 3 stating that he has a federal tax lien based on the actions of a former employee of a corporation of which Mr. Raney was a principal. Mr. Raney has previously informed the Commission that he is working with the IRS to settle the matter.

Mr. Raney presented no further oral testimony.

Upon a motion by Commissioner Hirata, seconded by Commissioner Butuyan, it was voted on and unanimously carried to take the matter under advisement.

Recovery Fund Report:

Kamisugi Case

The Commission has been provided a synopsis by the Supreme Court that punitive damages are not claimable under the Real Estate Recovery Fund.

Contract - Gary Lee

Real Estate Specialist Wong reported to the Commission that the Recovery Fund attorney has a conflict of interest with a recovery fund case and is requesting that another firm handle the case. They would also like to draw up another contract.

Upon a motion by Commissioner Kano, seconded by Commissioner Imamura, it was voted on and unanimously carried to approve contracting of attorney services with Gary B.K. Lee of Matsubara, Lee and Kotake, Attorneys at Law, to handle only recovery fund cases where Sidney Ayabe, present recovery fund attorney, has conflicts of interest. The remuneration of the contract to be identical to the Sidney Ayabe contract.

Committee Reports:

Condominium and Cooperative Review Committee

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to accept the report and the recommendations of the March 9, 1994 Condominium and Cooperative Review Committee meeting as follows:

1. Accept minutes of February 9, 1994 meeting.
2. Supervising Executive Officer expressed condolences on behalf of the Commission and Staff at the passing of Commissioner Francine Kurokawa Duncan. She was committed to the work of the Commission, especially this committee and will be missed.
3. Hawaii Real Estate Research and Education Center Report
 - a. Hawaii Condominium Bulletin - Spring '94 edition has been completed with mail of 4/1/94.
 - b. Condominium Board of Director's Guide - Liability chapter completed and will be distributed with the Spring '94 Bulletin. 2,000 printed, 1,100 distributed, balance to REC. Layout of Proxy chapter at next CCRC meeting.
 - c. Media Educational Articles - specifics of this project to be provided toward the end of fiscal year.
 - d. Condominium Seminars - Awaiting billing from CAI-Hawaii for expenses incurred from canceled February 19, 1994 Kona seminar. "Fiduciary Duty" seminar was a success, February 26, 1994, East-West Center Keoni Auditorium, and attended by some 125 people of 150 registered with another 25 turned away. The evaluations reflected positive tone, relevant subject matter, liked visual presentations, "talk story" type presentation, and no fees charged. Discussion cited that attendance was due to annual meeting season, new board members interest, seminar location, good parking, and no fee. Chair suggested selling the videotape at reproduction cost. Discussion also suggested that videotape be used as part of a interactive presentation on neighbor island with one or two speakers with minimal or no fee.
4. Condominium Governance and Management
 - a. Internal Revenue Service - Grant Kawamoto, Hawaii District Technical Coordinator, Internal Revenue Service, explained some issues. First, condominium associations elect annually either to file their tax return as a corporation under form 1120 or as homeowners

association under form 1120H. Second, AOAOs filing as corporations are taxed on all income in excess of operating expenses [maintenance fees (includes replacement reserves) plus investment income less operating expenses and investment expenses]. Third, AOAOs filing as homeowners association are not taxed on excess of maintenance fees less operating expenses nor taxed on replacement reserves but are taxed on net income from investments. Fourth, corporations are taxed at a graduated rate of 15% up to 39% while homeowners association are taxed at a flat 30%, which causes the AOA to file as a corporation. Painting, based on judicial decision, is not a capital expenditure and cannot be considered part of replacement reserves. IRS has pending draft regulations which cannot be disclosed at this point. Chair suggested tax information be provided through Condo Bulletin, media educational articles, and in board of directors guide, possible consideration as a separate chapter.

- b. Hawaiian Humane Society - Information on the Pets in Housing program, Recommendations for Condominium House Rules and Pet Addendum to Rental Agreement.
 - c. South Maui Condominium Council Report - Information provided on current activities and next seminar, "Condo Reserves - Safe or Sorry, How to Survive the Reserve Controversy", March 25, 1994.
5. Project Registration, Public Reports, and Sales to Owner- Occupants
- a. Filing of Advertisement Materials - Recommend that HAR §16-107-23 be amended to limit review of advertising materials to those filed prior to the issuance of a public report where the offering is limited only to bona fide prospective owner-occupants with specific language presented at REC meeting per Chair and Staff.
 - b. HICLE seminar: "Fundamentals of Real Property Conveyancing", March 9, 1994, Ala Moana Hotel.
6. Program of Work
- a. Rulemaking, Chapter 107 - Budget and Reserves. After correction of new errors noted by AGO, will submit to the governor for approval to public hearing.
 - b. Condominium Association Registration - To date, 703 registered, 322 in review, 155 deficient, and 18 have not submitted an application for 1994.
 - c. Condominium Managing Agent Registration - 82 registered and approximately 15 remain deficient.
 - d. Condominium Specialists Office for the Day - Hilo, tentatively June 17, 1994.
 - e. Interactive Participation with Organizations - reports on annual CAI seminar, Blue Ribbon Panel meetings, and announcement of IREM - Hawaii meeting, March 9, 1994.
 - g. Report to and Participation with the 1994 Legislature - HB 2460 is the only surviving condominium bill, relating directors education within state only.
7. Budget and Finance Report - Recommend to accept CMEF financial statements, for the period ending January 31, 1994.
8. Next Meeting: Wednesday, April 13, 1994
9:00 a.m.

Ka Lanakila Room
250 S. King Street, Penthouse
Honolulu, Hawaii

Laws and Rules Review Committee

Upon a motion by Commissioner Kano, seconded by Commissioner Butuyan, it was voted on and unanimously carried to accept the report and recommendations of the March 9, 1994 Laws and Rules Review Committee as follows:

1. Approve February 9, 1994 minutes.
2. HREREC Report
 - Advertising brochure. First draft submitted to REC staff for review as part of Licensee Guide. Printing for April 1994.
 - Professional Responsibility Course. Draft copy to REC staff and RICO, April 1994. Final working draft to May 11, 1994 LRRC.
 - Broker Experience Certification. Completion of initial draft for 6/94 meeting.
 - Real Estate Summit I. June 15, 1994, Maui.
3. Program of Work FY94
 - Condominium Hotel Operator Registration. 62 registered and 1 deficient.
 - 1994 Legislative Participation. HB 1731, SD 1, mandatory continuing education bill is back in the House amended to a drop dead date of 1999. HB 1317, HD 2, seller disclosure bill is on to Senate without Commission as authority or positions. HB 2944, HD 1, the Commission's housekeeping bill is on to the Senate.
 - Rule Making, Chapter 53, Fees. Regulated Industries Complaints Office (RICO) held the hearing to increase the Compliance Resolution Fees (CRF) with few testifiers and written testimony. The real estate licensee CRF fee will be increased from \$40 per biennium to \$90 per biennium.
4. Special Issues
 - National Housing and Community Development Conference, March 30-31, 1994, Department of Housing and Urban Development. Due to voluntary constraints on budget and travel, the Commission will not participate and will transmit a regrets response to the invitation.
 - The policy of the Office of Consumer Protection (OCP) is that they will not respond to landlord-tenant code inquiries by real estate licensees.
5. ARELLO Report - Recommend approval of three participants with alternate to attend Western District Meeting, May 3-8, 1994, to be designated by Chair. Funding to be provided through REEF.
6. Budget and Finance Report - Accepted Real Estate Recovery Fund Financial Statements ending January 31, 1994.
7. Next Meeting: Wednesday, April 13, 1994
10:30 a.m.
Ka Lanakila Room
HRH Princess Victoria Kamamalu Building
250 South King Street, Penthouse
Honolulu, Hawaii

Education Review Committee

Upon a motion by Commissioner Hirata, seconded by Commissioner Imamura, it was voted on and unanimously carried to accept the report and recommendations of the March 23, 1994 Education Review Committee meeting with the addition of 5.c)1) which was missing from the distribution as follows:

1. Accept minutes of the February 24, 1994 meeting.
2. HREREC Report
 - a. Advisory Council - Recommend appointment of Steven S. Hidano to serve on the advisory council.
 - b. Program of Work and Budget, FY94
 - 1) Five Year Education and Research Plan - HREREC to provide a five year program of work and finished plan upon completion.
 - 2) Evaluation System for Schools, Providers, Instructors & CE Courses - HREREC failed to meet **March 7, 1994** deadline for submission of revised form. No revised form received to date.
 - 3) Real Estate Summit I - First Summit will be held on June 15, 1994, 9:00 a.m. to 4:00 p.m. at the Maui Sun Hotel, Kihei, Maui. HREREC to submit deposit by April 2, 1994. The Summit will include a CE Forum breakout session specifically for real estate providers and instructors.
 - 4) Broker Curriculum and Resources - HREREC is conducting on-going discussions with individuals in the real estate industry.
 - 5) Continuing Education 93 - 94 Core Course - HREREC to provide Commissioners and Staff with the final update for 1993 by week of **March 21, 1994**. The Committee notes that providers received updated materials in January, 1994, and that the Committee is the last to receive the materials. The inquiry made by the Maui Board of REALTORS regarding a specific test question will be addressed by HREREC. Providers and instructors will be notified by HREREC that the question is defective and should be pulled out of the test bank.
 - 6) Continuing Education 1993 - 94 Three Elective Courses - Fair Housing Course is almost complete. HREREC identifies those instructors who are attorneys **and** certified to teach the course category of Real Estate Law, and instructors certified to teach the course category of Property Management are qualified to teach the fair housing course. However, all such instructors, particularly non-attorneys, must complete a training/briefing session with Dr. Ordway, HREREC, prior to teaching the course.
 - 7) Examination - ASI Laws and Rules Report, Curriculum Review, and Item Writing - Recommend acceptance of "1993 Legislation and the Hawaii Real Estate License Exam--Hawaii State Content Outline". Recommend that the report

- be forwarded to ASI for revisions to the Hawaii real estate license exam. ASI has transmitted for Commission review and comment all newly drafted and revised items from the 1993 item writing session.
- 8) Legislative Assistance Program - Recommend that HREREC cite budgetary concerns on H.R. No. 310 and H.C.R. No. 347 as the work requested is not directly related to real estate licensee and consumer education.
 - 9) Real Estate Licensees' Guide - Staff has reviewed and returned draft and requested extensive revisions.
3. Continuing Education Administration, Curriculum, Courses, Providers and Instructors - Application and Certification
 - a. Course
 - 1) Recommend approval of RS 201 - "Listing Strategies for the Residential Specialist".
 - 2) Recommend deferral of RS 501 - "Financial Skills for the Residential Specialist" until staff has had ample opportunity to review submitted updated course materials.
 - b. Provider - Honolulu Community College - Recommend approval of Honolulu Community College as a continuing education provider.
 4. Prelicensing Examination - Administration - Ms. Yee, HREREC, to contact Specialist Yamane to coordinate review and comment on all items in ASI's Hawaii state database. Review must be complete and items returned to ASI by April 8, 1994.
 5. Program of Work FY94
 - a. Evaluation of HREREC and Its Future - SEO Kimura announced the March 23, 1994, 1:00 p.m. meeting of the Real Estate Education Task Force to evaluate HREREC and its future.
 - b. Instructor's Development Workshop - Hawaii Association of REALTORS ("HAR") reports that they will be scheduling their REC co-sponsored IDW in conjunction with RS training scheduled in July, 1994. HAR understands the Commission's responsibility to make IDWs available for instructors and will endeavor to hold the IDW as scheduled.
 - c. Legislative Research and Report - SEO Kimura reported on the following bills:
 - 1) CE bill has been amended in the Senate Consumer Protection Committee and now has a 1999 sunset provision. The House has indicated that it seeks to repeal the sunset date altogether.
 - 2) Mandatory seller disclosure bill language will be replaced with time share disclosure language. Senate Consumer Protection Committee is initiating revisions.
 - 3) REC housekeeping bill will require further housekeeping amendments.
 - 4) Condo bill regarding education of condo association board of directors has been heard by the Senate Housing Committee and should be passed out.
 - d. Annual Report and Quarterly Bulletin - Specialist Wong reported that the Annual Report has been mailed out.
 - e. Cooperative Education, Research, and Administration Program -

Specialist Wong reported that Licensing Branch will generate a list sorted by principal broker and broker in charge. List should be mailed out week of March 28, 1994.

- f. School Files - Specialist Teshima reported that next edition will be mailed out the week of March 28, 1994.
6. ARELLO and REEA Report
 - a. ARELLO
 - 1) Board of Directors Meeting - SEO Kimura to attend.
 - 2) Western District Meeting - Commissioners Hirata and Kano, and SEO Kimura to attend.
 - b. REEA - Annual Conference - Recommend **approval** of Commission Dew and Specialist Yamane to attend.
7. Budget and Finance Report - Recommend acceptance of Real Estate Education Fund, January 31, 1994, Financial Statement. Specialist Wong reported that draft financial statements have been received from the auditors, Ikeda and Wong. Drafts will be reviewed by Commissioners and staff.
8. Next Meeting: Thursday, April 28, 1994, 9:00 a.m.
Kapuaiwa Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street, Second Floor
Honolulu, Hawaii 96813

Licensing:

Upon a motion by Commissioner Kano, seconded by Commissioner Imamura, it was voted on and unanimously carried to ratify the following:

Real Estate Brokers

Malama Realty Corp.

Andy M. Ichiki

Phyllis G. Sellens dba Phyllis Sellens & Company, Real Estate Opportunities

Kenneth L. Jones

Francis Goffredo

Charlotte W. Miller

Robert A. Ewert

Tosei Realty, Inc.

Eleanor Mae Vandervoort dba Vandervoort Realty

C.J. Properties, Inc.

Branch Office

Americorp International, Ltd. - Kihei Professional Plaza, Kihei, Hawaii

Jackson & Company - Kihei Professional Plaza, Kihei, Hawaii

de Beer Realty - Kihei Gateway Center, Kihei, Hawaii

Paul Fagan Realty - Kahului, Hawaii

Site Office

McCormack Real Estate - Nauru Tower

McCormack Real Estate - One Kalakaua

Gamrex, Inc., a Hawaii Corporation - Kona Vistas Subdivision

Aloha International Realty, Inc. - The Cliffs at Princeville

Castle & Cooke Homes Hawaii, Inc. - Crescent Lane, Phases I & II

Schuler Realty/Oahu, Inc. - Royal Pines at Waikele

Castle & Cooke Residential, Inc. - Mililani Mauka, Unit 107/108

McCormack Real Estate - Seaside Suites

Pacific Island Properties, Inc. - Manoa Hillside Estates

Shell Development Corporation - Kona, dba The Kona Coast Resort

at Keauhou Gardens - The Kona Coast Resort and The Kona Coast Resort II

Trade Name

Mary Ann Fitch dba Mary Ann Fitch Realty Associates Hawaii

Second City dba Century 21 Second City Realtors

Terry Wiltgen dba Wiltgen & Associates

Curtis Turner dba Turner Homes Realty

Edward Leao dba Leao & Company

Team Real Estate Inc., dba Mokuleia Management

Change of Corporate Name

The Prudential Location fka Locations, Inc.

Condominium Managing Agent

James Rober Buckley dba Pacific Trader Properties

Condominium Hotel Operator

Village West Realty, Inc.

Condominium Project Registration - Public Reports Issued February 1994

Peterson Lane Condominium (Final)
Maui Park (Supplementary)
Moanalua Village (5th Supplementary)
Palani Vista (Preliminary)
1751 10th Avenue (Final)
Kekuilani Villas (Preliminary)
Waiakea Ridge (Preliminary)
Lindsey Corners (Final)
Maluhia Moana (Final)
The Woodlands (Final)
Kulanui Hale (Preliminary)
Ke Waena Shores (Final)
Punchbowl Vista (Final)
R & H Condominiums (Final)
Iki Poke Pohaku (Final)
Akuleana Hale (2nd Supplementary)
Laola Estates (Final)
Mamuad Ohana (Final)

Executive Session:

Upon a motion by Commissioner Kano, seconded by Commissioner Butuyan, it was voted on and unanimously carried to enter into executive session pursuant to Section 92-5(a)(1), "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both."

At this time the Commission members discussed the matters which have come before them for decision making.

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Kano, it was voted on and unanimously carried to move out of executive session.

Rescheduled Meetings:

Due to conflicts in schedules and quorum problems, the May 27, 1994 Real Estate Commission Meeting has been changed to May 26, 1994. The May 26, 1994 Education Review Committee Meeting has been changed to May 25, 1994.

Minutes:

February 25, 1994 Real Estate Commission Meeting

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to approve the minutes of the February 25, 1994 Real Estate Commission meeting.

December 17, 1993

Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to approve clarification and added intent of the December 17, 1993 minutes of the Real Estate Commission meeting as to Real Estate Recovery Fund Report:

"Upon a motion by Commissioner Kuriyama, seconded by Commissioner Lee, it was voted on and unanimously carried to approve and authorize the Real Estate Recovery Fund Attorney to settle with Kaneohe Equity Investment ("KEI") solely as to Sam Daily Realty, Inc., in the amount of \$12,500. The Commission reviewed Mr. Daily's objections and did not consider it in its motion. The intent is not to preclude the real estate recovery fund attorney from any future settlements with Sam Daily, the individual, nor to question or otherwise comment on the validity of the civil judgement."

Licensing:

Restoration of Forfeited License

Marilyn M. Edwards	Broker
Linda AuYoung Louie	Salesperson
Norberto A. Manuel	Salesperson
Mamoru Okada	Salesperson
Lori Ann Phillips	Salesperson
Alvin K. Tokuno	Salesperson
Robin L. Earle	Salesperson
Lyle G. Phillips, Jr.	Salesperson

After a review of the information submitted by the applicants, Commissioner Imamura moved that restoration be approved upon submitting evidence of successfully completing a Commission-approved real estate course. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

Charlene Casserley	Salesperson
Horace F. Kline	Salesperson
Thomas E. Morbelli	Salesperson

After a review of the information submitted by the applicants, Commissioner Kano moved that restoration be approved upon submitting evidence of successfully passing the real estate salesperson's licensing examination, with a waiver of the educational requirement. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

Alan P. Lennard

Upon a motion by Commissioner Imamura, seconded by Commissioner Kano, it was

voted on and unanimously carried to defer the request for reconsideration of Alan P. Lennard to the April 29, 1994 meeting.

Questionable Applications

Stanley S. Nishimura

After a review of the information submitted by the applicant, Commissioner Kano moved to approve the application for real estate sole proprietor. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Laura L. Schmidt, dba J. M. Schmidt and Company

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the application for real estate sole proprietor subject to submission of the appropriate zoning form, and deny the tradename of J. M. Schmidt and Company. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Lawrence E. Redden

After a review of the information submitted and presented by the applicant, Commissioner Lee moved to approve the real estate sole proprietor application. Commissioner Butuyan seconded the motion. The motion was voted on and unanimously carried.

MDI, Inc.

After a review of the information submitted by the applicant, Commissioner Butuyan moved to approve the real estate corporation application. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Pahio Vacation Ownership, Inc.

After a review of the information submitted by the applicant, Commissioner Imamura moved to grant a conditional approval for the real estate corporation application effective upon receipt of the signed conditional letter. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Hanalei Land Company, Inc.

After a review of the information submitted by the applicant, Commissioner Kano moved to grant a conditional approval for the real estate corporation application effective upon receipt of the signed conditional letter. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Bruce W. Raney

After a review of the information submitted and presented by the applicant, Commissioner Imamura moved to approve the real state broker application.

Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Clement H. K. Ching

After a review of the information submitted by the applicant, Commissioner Lee moved to approve the real estate salesperson application. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Trudy E. Vella

After a review of the information presented by the applicant, Commissioner Hirata moved to approve the real estate salesperson application. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Warren H. Kahapea

After a review of the information submitted by the applicant, Commissioner Imamura moved to deny the request for reconsideration of real estate salesperson application. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Condotech's Hawaiiana Resort, Inc.

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the application for condominium hotel operator reregistration. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Triad Management, Inc.

After a review of the information submitted by the applicant, Commissioner Lee moved to approve the condominium managing agent and condominium hotel operator reregistration applications. Commissioner Kuriyama seconded the motion. The motion was voted on and unanimously carried.

Heritage Properties, Inc.

After a review of the information submitted by the applicant, Commissioner Kuriyama moved to approve the condominium managing agent reregistration application. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Kimiko Kreutzmann

After a review of the information submitted by the applicant, Commissioner Butuyan moved to deny the broker experience certificate application and equivalency of 3 closed listings to 3 closed sales. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Hawaiiana Management Company, Ltd.

After a review of the information submitted by the applicant, Commissioner Butuyan moved to approve the request for a six (6) month extension to find a permanent principal broker. Commissioner Kano seconded the motion. The motion was voted on and unanimously carried.

Makai Management, Ltd.

After a review of the information submitted by the applicant, Commissioner Kano moved to approve the real estate corporation application. Commissioner Imamura seconded the motion. The motion was voted on and unanimously carried.

Agent System U.S.A

After a review of the information submitted by the applicant, Commissioner Imamura moved to approve the condominium managing agent reregistration application. Commissioner Lee seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Friday, April 29, 1994
9:00 a.m.
Kuhina Nui Room
HRH Princess Victoria Kamamalu Building
1010 Richards Street
Honolulu, Hawaii 96813

Adjournment: Vice-Chair Dew adjourned the meeting at 11:55 a.m.

Respectfully submitted by:

Calvin Kimura
Supervising Executive Officer

Date