

**REAL ESTATE COMMISSION MEETING**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**AGENDA**

Date: Friday, May 27, 2022  
Time: 9:00 a.m.

Virtual Location: Virtual Videoconference Meeting – Zoom Webinar (link below)  
<https://dcca-hawaii-gov.zoom.us/j/92054092906>

Phone: 1 669 900 6833  
Webinar ID: 920 5409 2906

Physical Location: Real Estate Branch  
King Kalakaua Building  
335 Merchant Street, Room 333  
Honolulu, Hawaii

Agenda: Posted on the State electronic calendar as required by HRS section 92-7(b).

In light of the COVID-19 pandemic, protecting the health and safety of the community is of utmost concern. If you wish to submit written testimony on any agenda item, please email your testimony to [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov) or submit by hard copy mail to: Attn: Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, Hawaii 96813, at least 24 hours prior to the meeting to ensure that it can be distributed to the Commission members.

**INTERNET ACCESS:**

To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Commission requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., \*\*\*\*\*@\*\*\*mail.com.

As an attendee, your microphone will be automatically muted by Commission staff during the meeting unless you are providing testimony. For each agenda item you wish to testify on, please click the Raise Hand button found on your Zoom screen. The Chair will individually enable each testifier to unmute their microphone. When recognized by the Chair, please unmute your microphone before speaking and mute your microphone after you finish speaking in order to prevent audio feedback.

**PHONE ACCESS:**

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "\*" and then "9" on your phone's keypad. After entering "\*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "\*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "\*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item.

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>

The Commission may move into Executive Session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

1. Call to Order, Public Notice, Quorum
2. Chair's Report
3. Executive Officer's Report
  - a. Announcements  
The Commission shall afford all interested persons an opportunity to submit data, views, or arguments, in writing, on any agenda item and shall provide all interested parties an opportunity to present oral testimony on any agenda item subject to the conditions set forth in Section 16-99-83, HAR. The Commission may remove any person or persons, who willfully disrupt a meeting to prevent and compromise the conduct of the meeting in accordance with Section 92-3, HRS.
  - b. Introductions, Correspondence and Additional Distributions
  - c. Minutes of Previous Meeting
  - d. Act 012 (SLH 2020) Relating to Professional and Vocational Licensing Trust Funds
4. Licensing and Registration – Ratification

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

5. Committees and Program of Work

- a. Laws and Rules Review Committee – Report on the 2022 ARELLO Mid-Year Meetings
- b. Condominium Review Committee
  - 1) Final Report on the Study of the 1989 Legislative Reference Bureau Report, “Condominium Governance – An Examination of Some Issues”
  - 2) Procured Contract with CAI Hawaii
- c. Education Review Committee
  - 1) Continuing Education Administration, Curriculum, Courses, Provider, and Instructors – Administrative Issues – 2021-2022 Continuing Education Providers and Courses Ratification List
  - 2) Applications
    - a) Course – “Government Loan Programs for Real Estate Professionals”; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Category – Finance; Clock Hours – 3
    - b) Course – “Mortgage Fraud and Current Trends”; Author/Owner: Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Finance, Risk Management; Clock Hours – 3
    - c) Course – “The Mortgage Loan Process for Real Estate Professionals”; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Category – Finance; Clock Hours – 3
    - d) Course – “New Construction Loans for Real Estate Agents”; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Finance, Property Ownership and Development; Clock Hours – 3
    - e) Course – “Flipping Houses: An Agents Guide to Working with Investors”; Author/Owner – Megan Stevenson, Preferred Systems, Inc.; Provider – Preferred Systems, Inc.; Course Categories – Investment, Property Ownership and Development ; Clock Hours – 3
    - f) Course – “Understanding the Economics of Hawaii’s Housing Market”; Author/Owner – Bryan Andaya; Provider – Eddie Flores Real Estate Continuing Education; Course Categories – Finance, Property Ownership and Development, Other: Economics, the Housing Market and Affordability; Clock Hours – 3
    - g) Course – “Updated Listing & Purchase Contract Part 1 – Paragraphs A – D”; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3
    - h) Course – “Updated Purchase Contract Part 2 – Paragraphs E-I”; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

- i) Course – “Updated Purchase Contract 3 – Paragraphs J – T”; Author/Owner – Abraham Lee; Provider – Abe Lee Seminars; Course Category – Contracts; Clock Hours – 3
- 3) Remote Proctoring Statistics 4/1/22-4/30/22
- 4) Ad Hoc Committee on Education (ACE) Core B 2021-2022, “Ditch the ‘Mis’ in Misrepresentation” – Drafts 1 and 2, Report of 4-18-22 meeting
- 5) Annual Report, Quarterly Bulletin, and School Files – May 2022 REC Bulletin distributed

6. Licensing – Applications

- a. Gary Lee Cable
- b. Valerie Ann Leon
- c. Ryan Andrew Paulo
- d. Clifton S. Botelho
- e. James Kevin McGovern
- f. Eric J. Youn
- g. Chelsey L. Flesher
- h. Kanoenani Castro aka Kanoenani Ishibashi

7. Chapter 91, Hawaii Revised Statutes, Adjudicatory Matters

- a. In the Matter of the Real Estate Salesperson’s License of Gordon Heinicke: REC 2021-168-L; REC 2021-238-L; REC 2021-254-L; REC 2021-285-L; REC 2021-286-L; REC 2021-287-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- b. In the Matter of the Real Estate Broker’s License of James M. Merrell: REC 2021-168-L; REC 2021-238-L; REC 2021-254-L; REC 2021-285-L; REC 2021-286-L; REC 2021-287-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- c. In the Matter of the Real Estate Broker’s License of Touchstone Properties, Ltd.: REC 2021-168-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- d. In the Matter of the Real Estate Broker’s License of Touchstone Properties, Ltd.: REC 2021-238-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- e. In the Matter of the Real Estate Broker’s License of Touchstone Properties, Ltd.: REC 2021-254-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- f. In the Matter of the Real Estate Broker’s License of Touchstone Properties, Ltd.: REC 2021-285-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order
- g. In the Matter of the Real Estate Broker’s License of Touchstone Properties, Ltd.: REC 2021-286-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission’s Final Order

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Iino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

- h.** In the Matter of the Real Estate Broker's License of Touchstone Properties, Ltd.: REC 2021-287-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
  - i.** In the Matter of the Real Estate Broker's License of Certified Management, Inc.: REC 2020-447-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
  - j.** In the Matter of the Real Estate Broker's License of Quam Properties Hawaii, Inc.: REC 2021-255-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
  - k.** In the Matter of the Real Estate Licenses of Nancy S. Cabral, and Day-Lum Rentals & Management Inc., dba Day-Lum Rentals: REC 2013-378-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
  - l.** In the Matter of the Real Estate Licenses of Bill Ramsey, Inc. and Tisha A. Ramsey: REC 2021-122-L; Settlement Agreement Prior to Filing of Petition For Disciplinary Action and Commission Final Order
  - m.** In the Matter of the Real Estate Licenses of Kailua Beach Realty Ltd.; Yukie M.L. Pakele; and Timothy Murray: REC 2020-191-L; Settlement Agreement Prior to Filing of Petition for Disciplinary Action and Commission's Final Order
  - n.** In the Matter of the Real Estate Salesperson's License of Wendy M. Walker, doing business as Wendy Walker: REC 2021-264-L; Settlement Agreement After Filing of Petition for Disciplinary Action and Commission's Final Order
8. Next Meeting: June 24, 2022
9. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Miles Ino, Executive Officer, at (808) 586-2643 or at [hirec@dcca.hawaii.gov](mailto:hirec@dcca.hawaii.gov), as soon as possible, preferably within two (2) business days of the meeting. If a response is received after that date, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.