

Meeting Notice



FOR: Standard Forms Committee

DATE: Thursday, July 11, 2019

TIME: 9:30 a.m. – 3:30 p.m.

PLACE: **HIUSA FCU Community Room**
1259 Aala Street

PLEASE E-MAIL: Andrew if you are unable to attend. (anguyen@hawaiiirealtors.com) ☺

SENT TO: Kalama Kim, Arabel Cambor, Sharon Brown; John Connelly, Beth Daily, Patti Ichida, Lori Kaizawa, Joan Matsuoka, Liz Moore, Roy Sakamoto, Jeannie Wenger, Dusty Woodstock, Eric Yama.

CC: John Harris, HAR President
Jack Legal, HAR President Elect
Derek Lau, HAR Executive Committee Liaison (First VP)
Nancy Donahue-Jones, HAR CEO
Suzanne Young, Honolulu Board of REALTORS® CEO
Karin Shaw, West Hawaii Association of REALTORS® AE
David Belew, REALTORS® Association of Maui AE
Karen Ono, Kauai Board of REALTORS® AE
Kehau Costa, Hawaii Island REALTORS® AE
Shimpei Oki, Legal Counsel
Olivia Schubert, YPN Liaison

ATTACHMENTS: Agenda
Minutes of June 20, 2019
RR221 – Dual Agency Consent Addendum – *green*
RR301 – Rental Agreement – *blue*
Comments for Rental Agreement – *blue*

Status Action Report (*available on HAR website committee handout section only*)

PLEASE..... **Bring your agenda, attachments, and forms binder.**

Agenda

Standard Forms Committee Meeting

Thursday, July 11, 2019

9:30 a.m. – 3:30 p.m.

HawaiiUSA Federal Credit Union – Ewa Room



- | | | | |
|------|---|-------------------|------------------------|
| I. | Call to Order | 9:30 a.m. | Lori Kaizawa |
| II. | Minutes | 9:31 a.m. | Lori Kaizawa |
| | a. Any corrections to May 9, 2019 meeting minutes | | |
| III. | Updates on issues of concern/interest to Committee | 9:32 a.m. | Lori Kaizawa |
| | a. Each SFC member take a few minutes to check the internet for inappropriate usage of our copyrighted forms online | | |
| | b. Discussion of Vacant Land forms | | |
| IV. | Unfinished/New Business | | |
| | a. RR221 – Dual Agency Consent Addendum | 9:45 a.m. | John Connelley |
| | | | |
| | | 12:00 p.m. | |
| | | | |
| | b. RR301 – Rental Agreement | 1:30 p.m. | Dusty Woodstock |
| V. | Adjournment | 3:30 p.m. | Lori Kaizawa |

Minutes



Standard Forms Committee Meeting
Thursday June 20, 2019
HawaiiUSA Federal Credit Union – Ewa Meeting Room

The Standard Forms Committee ("SFC") meeting for the Hawaii Association of REALTORS® was held on Thursday, June 20, 2019 at the HawaiiUSA Federal Credit Union – Ewa Meeting Room. The meeting was called to order at 9:34 a.m. by Chair Kalama Kim.

CALL TO ORDER

Chair Kalama Kim; Vice Chair Lori Kaizawa; Sharon Brown, Beth Daily, Patti Ichida, Joanne Matsuoka, Liz Moore, Roy Sakamoto, Dusty Woodstock, Eric Yama. Executive Liaison: Derek Lau. Staff: Andrew Nguyen, Wendy Brown.

ATTENDEES

The minutes of May 20, 2019 was accepted without corrections.

MINUTES

UPDATES

1. The SFC members took a few minutes to check the internet for inappropriate usage of copyrighted forms.
2. The SFC members discussed the usage of incorrect version of RR201 – Purchase Contract.
3. Vice Chair Lori Kaizawa reported to the SFC regarding NAR's Risk Management Committee.

1. RR223 – Short Sale Addendum to Purchase Contract

UNFINISHED/NEW BUSINESS

The SFC reviewed the draft from subcommittee. Discussion was held.

A motion was adopted by the SFC to approve RR223 – Short Sale Addendum to Purchase Contract as drafted and send to Executive Committee for approval.

2. RR204 – Counter Offer

A motion was adopted by the SFC to approve RR204 – Counter Offer as drafted and send to Executive Committee for approval.

3. RR206 – Plain Language Addendum

A motion was not adopted by the SFC to change "CC &Rs" to "CC & R's".

Rationale: Consistency between forms.

A motion was adopted by the SFC to approve RR206 – Plain Language Addendum as drafted and send to Executive Committee for approval.

4. RR109 – Seller's Real Property Disclosure Statement

A motion was made to recommend to Executive Committee the creation of a Seller's Real Property Disclosure Statement for Vacant Land.

A motion was made to amend the motion to also recommend the creation of a Vacant Land Addendum for Purchase Contract.

The motion to amend was approved.

A motion was adopted by the SFC to recommend to Executive Committee creation of a Seller's Real Property Disclosure Statement for Vacant Land and a Vacant Land Addendum for Purchase Contract.

There being no further business, the meeting was adjourned at 2:50 p.m.

ADJOURNMENT

Andrew Nguyen
Legal Counsel

DRAFT