

Northwood Lake Homeowners Association
July 10, 2018
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078

Meeting Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Theo Coleman
- IV. Reports
 - A. Architecture and Construction
 - B. Roads
 - C. Lake and Dam
- V. Old Business
 - A. Land on NW Expressway from AA to CC (PUD 1681)
 - B. Oil Well
 - C. Attorney
 - D. Security
 - E. \$20,000 Allocation to road budget
 - F. 2018-2019
 - G. Bank signature card update
 - H. Grass mowing on back side of the dam
- VI. Executive Session
 - A. Gates
- VII. New Business
- VIII. Adjourn

Attendance

Council Members – Elaine Hayes, Titan Burris, Josh Layman, Kyle Taylor, Jeff Johnson, and Trisha Parker

Residents – Amanda & John Laughlin, Pamela Bynum, Laura Chapman, June Proctor, Bob Goemaat

Native Exploration – Lane Gibbs, Matt Whitaker, Aaron Borgan, Theo Coleman, Thomas Moratto, Sean Iago, Chris Flenthrope

Minutes of July 10, 2018

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:03. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the June meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Josh Layman made a motion to accept the consent docket and was seconded by Titian Burris. There were no objections and the motion was approved.

III. Theo Coleman – Native Exploration Holdings LLC

Native exploration is planning a well that, if approved by the OCC, will begin operations in roughly one year. While there was extensive discussion in the meeting it was determined that a second meeting needed to be held so a proper list of questions could be formed and to ensure more NWLE residents could attend and participate.

Native Exploration Holdings

See attached HOA Meeting presentation for background information on the company, key staff, their current operations and planned development relevant to our neighborhood.

Operation Highlights

- Status – application is at the Oklahoma Corporation Commission for approval
- Type – horizontal frack, 2 miles in length, roughly 7,700 feet below the surface
- Timing – if approved, operations will begin in roughly one year
 - First 30 days for drilling rig
 - Frack crew will be present the following 2-3 weeks
- Rig Location – Cemetery Road & Memorial Road, just south of Northwood Elementary
 - Sections 6 & 7, 13N-5W
 - First frack is located just west of the section line and will run directly below the lake.
 - Native expects the well to produce which will lead to additional wells across the full width of the sections, under the entire neighborhood. If this occurs, drilling will go on for years.
- Frack Details – each frack stage will have clusters, spacing will be 200 feet per stage, each stage will have 4-5 clusters, height will be a max of 200 feet in the well core rock, there will be almost 1 mile of rock between the top of the frack and the bottom of the lake.

Discussion Highlights

- Northwood Elementary has not yet been notified about the operations. We will invite school officials to the next meeting concerning this matter. HOA suggested Native develop details regarding their traffic plan for vehicles/tanker trucks as the Cemetery Road/NW Expressway intersection is already a nightmare during school.
- Once you drill the well, you pull the drill, run casing and have solid pipe from end to end. Frack crew will arrive. They will pump water and sand at sufficient pressure to crack the rock. The substance pumped into the ground will be 99% water and sand.
- The chemical makeup of the frack solution will be reported to the OCC, per their guidelines.
- They pull water from the Canadian river, from other ponds and streams. It will be freshwater. They have not identified where they will get their water for this operation.
- The chances are slim that the frack will ever leak to reach ground water or well water.
- They do not have, nor did they review, any seismic reports for these sections.
- They were unaware that we have a high-risk dam.
- They will be required to have seismic monitoring on the site throughout operations, per OCC guidelines. They cannot exceed 2.0 seismic activity.
- Per resident Bob Goemaat, red shale is highly fractured. When you start shaking it, it comes apart. He has concerns about casing being blown and chemical traveling through any cracks made from the drilling/frack process.
- Native is insured by Insurica. There are initial concerns about the amount of coverage they have in place. They will provide copies of their policies to the HOA for review.

Known Concerns To Be Addressed For Residents

- Integrity of well water
- Integrity of surface water (lake)
- Integrity of dam based on expected seismic activity
- Property damage as a result of induced seismic activity
- Understanding who is liable should property or water damage occur
- Understanding wastewater disposal
- Understanding insurance coverages (Native, HOA, Homeowners)
- Will drilling activity increase home insurance premiums

IV. Reports

A. Architecture and Construction

- John, Amanda & Liberty Laughlan home building request – approved. Turner & Son is the builder.
- Titian & Stacey Burris fence building request – approved.
- Wesley Anderson outbuilding building request, includes toilet in the plan – not approved with toilet. HOA to communicate to Anderson that building can proceed without the toilet.

B. Roads

- No report – Chris not in attendance.

C. Lake and Dam

- No report – John Tate not in attendance.
- Beaver control has come up as a question on Facebook. Per Elaine, HOA only intervenes if beaver build on the east side of the dam. If a homeowner has a concern with a dam being built behind their property the homeowner needs to deal with it on their own.

D. Gates

A meeting with district attorney and Marc Hader is set for next week so NWLE can legally put the gate there. Everything else is done, we just need to finalize the legal steps and then construction can be done.

V. Old Business

A. Land on NW Expressway from AA to CC (PUD 1681)

Meeting is on Thursday. Making a request to limit the size, scope, exterior, type of business but not fighting the fact that it will become commercial property.

B. Oil Well – no additional discussion needed, see section III

C. Attorney – not discussed since Josh left early.

D. Security

Increase security to 30 hours a week (from 20). Titian made a motion to approve. Trisha seconded the motion. No questions, the motion was approved.

E. \$20,000 Allocation to road budget

Not approved at this time.

F. 2018-2019 Budget

Jeff will get with Rob to get the electronic file of the budget and then discuss with Stacey in order to get this developed. The board should review in the next meeting.

G. Bank signature card update

Budget needs to get put together in order to get Rob off the signature card at the bank and Jeff added. The bank requires an approved budget in order to complete this.

H. Grass mowing on back side of the dam

Mowing on the east side of the road needs to get done to help spread the bermuda.

VI. Executive Session

No executive session needed.

VII. Old Business

- Rules sign to be posted at the lake is still in progress. More on this item in future meetings.
- Drafting a covenants change is still underway to address the issues the Sheriff is dealing with.

VIII. New Business

There is a covenant complaint from David Star who lives on the peninsula off Blair. They are watching seadoo after seadoo go up and down the channel behind their house creating wake. They have spoken to the riders with no success in changing behavior.

13317 Deer Creek Drive is the home in question, Billy Roberts. They do not have a boat ramp it is a sloped shoreline. Speed is the concern. HOA needs to add more no wake buoys in order to help control speed.

Titian made a motion to spend \$150 on additional buoys. Trisha seconded the motion. No questions, the motion was approved.

Action Items

- Johnny to get more no wake buoys installed.
 - Update: the board approved \$600 for 2 buoys, cable, hardware for securing and shipping/handling via email on 7/26.
- Council to talk to Billy Roberts about the covenant complaint.
- HOA to schedule an emergency meeting to address the Native Exploration well in more detail and with more residents in attendance. Plan for a mailed notice for the meeting.
- Josh Layman to take the lead on developing a full list of questions and documents needed for Native Exploration so they can come fully prepared. Discussed having Native back for the September meeting.

VI. Adjourn

Jeff made a motion to adjourn the meeting. Kyle seconded. The motion was approved. The meeting concluded at 9:10 pm.