



## MESSAGE FROM THE PRESIDENT

Wow. I can't believe four years have come and gone so fast. It has been an honor serving on the Chapter Executive Board for the past four years and as your President over the past year.

As I was going through some files a couple of weeks ago, I came across my notes from my incoming President's speech at last year's installation banquet. Some of the goals that I touched on included increasing chapter membership, increasing chapter involvement and encouraging participation of young members. Over the last year, our chapter membership has increased by more than 20%, average attendance at the chapter meetings increased and the first Chapter 33 Young Professionals Event will be taking place on May 30th. The credit for the success of our chapter goes to chapter membership. Thank you for your hard work and dedication to the chapter. This is a volunteer organization and without the many hours you give to the chapter outside of your professional life, we would not be where we are today.

As I was writing this message, I could not help but to think what a great position Chapter 33 is in moving forward. In passing the torch to the incoming President, Sara Wyly, I know we are heading in an exciting direction. Sara is a fantastic leader with a passion for the association and our profession. With the teamwork established by VP Sara Wyly, Treasurer Rick Park, Secretary Chis Gomez, Directors Bill Sanders and Lori Vernon, Committee Chairs Sasha Jbara, Tami Benson, Kevin Stout, Ed Opstein, Lacie Jones, Annette Owens, Russell Verba and Trevor Smith, I have no doubt the chapter is in a position to be taken to great heights.

I would be remiss if I did not also thank the presidents before me. In my four years of sitting on the board, I have learned so much from Lori Vernon, Bill Sanders, Alex Souder, Judy Strout, Donna Roche, Tami Benson, Steve Benson and Lisa Harrison, just to name a few. Without their continued support and valued input, we would not be where we are today. Alex, you will be forever loved and missed.

I know that the future of Chapter 33 is in the strong leadership hands of some of the most dedicated professionals I have ever met. I thank all of you for your assistance, guidance and commitment to Sooner Chapter No. 33.

*Aaron Adkins, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC*  
President, Chapter 33



**Aaron Adkins,**  
SR/WA, R/W-URAC,  
R/W-RAC, R/W-NAC

## NEXT CHAPTER MEETING—INSTALLATION BANQUET

The IRWA Chapter 33 Installation Banquet will be held on **Friday night, May 30<sup>th</sup>**, 2014 at the Hard Rock Hotel & Casino in Tulsa, OK. Cocktails begin at 6:00 pm in the Cherokee Salon with dinner following at 6:30 pm. Please RSVP to [swyly@ufsrw.com](mailto:swyly@ufsrw.com). **The Young Professional** event will start at 5:30 in the Grand Hall of Cherokees, Salon D. We look forward to seeing you!



**2013-2014 OFFICERS & DIRECTORS**



**PRESIDENT:**  
 Aaron Adkins, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC  
 Pinnacle Consulting  
 1141 N. Robinson, Suite 402  
 Oklahoma City, OK 73103  
 (405) 879-0600  
 E-mail: aadkins@pinnaclegroup.biz



**SECRETARY:**  
 Christopher Gomez  
 Terra Resources, LLC  
 429 W. Wilshire Blvd Suite A  
 Oklahoma City, OK 73116  
 405-242-3885  
 E-mail: chris@terraok.com



**VICE PRESIDENT:**  
 Sara Wyly, SR/WA, R/W-RAC  
 Universal Field Services, Inc.  
 P.O. Box 35666  
 Tulsa, OK 74153-0666  
 (918) 494-7600  
 E-mail: swyly@ufsrw.com



**DIRECTOR ONE YEAR:**  
 William Sanders, P.E.  
 Explorer Pipeline Co.  
 P.O. Box 2650  
 Tulsa, OK 74101-2650  
 (918) 493-5160  
 E-mail: wsanders@expl.com



**TREASURER:**  
 Richard Park  
 Enterprise  
 210 Park Avenue, Suite 1600  
 Oklahoma City, OK 73102  
 (405) 239-5751  
 E-mail: repark@eprod.com



**DIRECTOR TWO YEAR:**  
 Lori Vernon, SR/WA, R/W-RAC  
 Universal Field Services, Inc.  
 P.O. Box 35666  
 Tulsa, OK 74153-0666  
 (918) 494-7600  
 E-mail: lvernon@ufsrw.com

**2013-2014 COMMITTEE CHAIRS**

**MEMBERSHIP:**

Sasha Jbara, R/W-RAC  
 Universal Field Services, Inc.  
 (918) 494-7600  
 Email: sjbara@ufsrw.com

**NEWSLETTER EDITOR:**

Ed Opstein, SR/WA, R/W-RAC, R/W-NAC  
 Universal Field Services, Inc.  
 (918) 494-7600  
 Email: eopstein@ufsrw.com  
 Layout & Graphics - Luda Dyachenko

**NOMINATIONS & ELECTIONS:**

Annette Owens, R/W-RAC  
 Meshek & Associates  
 (918)633-6445  
 Email: Aowens@meshekengr.com

**PROFESSIONAL DEVELOPMENT:**

Tamara Benson, SR/WA, R/W-RAC, R/W-URAC  
 Universal Field Services, Inc.  
 (918) 494-7600  
 Email: tbenson@ufsrw.com

**SCHOLARSHIP:**

Sara Wyly, SR/WA, R/W-RAC  
 Universal Field Services, Inc.  
 (918) 494-7600  
 Email: swyly@ufsrw.com

**UTILITY:**

Russell D Verba  
 Oklahoma Gas & Electric  
 (405) 553-5911  
 Email: verbard@oge.com

**EDUCATION:**

Kevin Stout, SR/WA, R/W-RAC, R/W-NAC  
 Oklahoma DOT  
 (405) 521-2661  
 Email: kstout@odot.org

**SOCIAL MEDIA:**

Lacie Jones  
 Meshek & Associates, PLC  
 (918) 392-5620  
 Email: LJones@meshekengr.com

**PIPELINE:**

Trevor Smith  
 Access Midstream  
 (405) 935-4167  
 trevor.smith@accessmidstream.com

**THANK YOU FOR YOUR SERVICE!**

## IRWA CHAPTER 33 MINUTES OF MEETING

President **Aaron Adkins** called the meeting to order at 11:55 a.m. Membership Chair **Sasha Jbara** reported 38 members and 2 guests for a total of 40 present. Attendees introduced themselves and their guests. The membership voted and approved the published minutes of the January 31, 2014 meeting. **Lori Vernon** moved to accept the minutes as shown. **Richard Park** seconded the motion. The minutes were approved as published.

### COMMITTEE REPORTS

#### TREASURER

Treasurer, **Richard Park**, reported balances of:

- \$44,378.83 in the checking account,
- \$11,347.96 in one CD, and
- \$32,886.88 in another CD for total liquid assets of
- \$88,613.67 for the chapter.

#### MEMBERSHIP

Membership Chair, **Sasha Jbara**, reported the Chapter has 12 new applicants:

- **Andrew J. Beavers**, BW Field Services;
- **Michael J. Charbeneau**, MJC Resources, LLC;
- **Matthew C. DeRonde**, BW Field Services;
- **Jay Fuller**, BW Field Services;
- **Steve Hardt**, City of Tulsa;
- **Christopher M. Smith**,
- **Michael Weeaks**, BW Field Services;
- **Kristen K. Hester**, Universal Field Services;
- **Adam A. Little**, CLS Group;
- **Raymond Matlock**, Explorer Pipeline Company;
- **Cass D. Meier**, Canyon Land;
- **Tom A. Mikles**, Enable Midstream Partners.

**Sara Wyly** moved to approve the new applicants. **Ed Opstein** seconded the motion. The applicants were approved as members of Chapter #33.

The following membership applications are pending approval: **Kyle Detweiler, Chris Mach, Greg Martinez, Audrey Meshek, Courtney West.**

#### EDUCATION

Education Committee Chair, **Kevin Stout**, reported: Course 804 will be conducted on June 13, 2014. There will be a SRWA prep class in August.

#### PROFESSIONAL DEVELOPMENT

Professional Development Committee Chair, **Tamara Benson**, had no report.

#### SCHOLARSHIP COMMITTEE

Scholarship Committee Chair, **Sara Wyly**, reported: Chapter 33 awarded one scholarship to **Rebecca Curtis** in the amount of \$2,500.00. Rebecca is a sophomore at Oklahoma State University with aspirations of working in

the oil and gas industry utilizing her Business Marketing degree. Our chapter is going to take a break from awarding scholarships until we get an answer from H.Q. about their views on awarding scholarships.

#### NOMINATIONS AND ELECTIONS

Nominations and Elections Committee Chair, **Annette Owens**, reported: **Bill Sanders** was nominated and voted in as Professional of the Year.

#### PIPELINE

Pipeline Committee Chair, **Trevor Smith**, wasn't present. **Bill Sanders** reported about the pipeline conference in San Antonio. There was a focus on the young professional group at the conference.

#### UTILITY

Utility Committee Chair, **Russell Verba**, reported: no report.

#### SOCIAL MEDIA

Social Media Committee Chair, **Lacie Jones**, reported that she and Chris Gomez will be starting a young professional group. This group will focus events and other activities to attract young professionals into the group and also into the industry.

#### NEW BUSINESS

Lacie Jones was voted in as Chapter 33 Secretary. Chris Gomez will serve as Treasurer, Rick Park as Vice President, Sara Wyly as President, Aaron Adkins as Director One Year, Lori Vernon as Director Two Year.



The Chapter did not have a Speaker due to the Chapter Bowling outing after the meeting.

#### OLD BUSINESS

No old business was discussed.

**Lacie Jones** moved the meeting to be adjourned. **Lori Vernon** seconded the motion. The meeting was adjourned at 12:45 PM.

ATTEST: **Christopher Gomez**,  
Chapter 33 Secretary.

### Young Professionals

Calling the Young Professionals!! If you are a young professional and/or new to the right-of-way field, we would love to get to know you and share with you information about our Chapter 33 Young Professionals Group. We have a schedule of events planned out for this year that you don't want to miss!

We will be holding our first meeting as the Chapter 33 Young Professional Group prior to the Annual Installation Banquet at the Hard Rock Hotel & Casino in Tulsa. The Young Professional event will start at 5:30 in the Grand Hall of Cherokees, Salon D.

Please come join us for drinks and conversation where your input is needed to make a better and successful Young Professional Group! Don't forget, there is complimentary valet for all guests!



Have you made plans to attend the IRWA's 60th Annual International Education Conference? This valuable industry event offers many educational opportunities and network with hundreds of right of way professionals.

If you would like more information about the schedule or registration costs, visit the IRWA website at <http://www.irwaonline.org/eweb/startpage.aspx?site=hartford14>

**Do not miss out, you can still register today!**



### Bowling Alley Fun

Last month's Chapter 33 event took place at the Andy B's Bowling Alley in Tulsa, OK. Chapter members came together to fellowship, network, and show off their bowling skills. Fun prizes were given out for Strikes in the 3rd, 6th, and 9th frames; Completed Split; Highest Scoring 1st and 2nd Game; Lowest Scoring 1st and 2nd Game; Most Gutter Balls; Fastest Bowler; Slowest Bowler; Most Dangerous Bowler, and Most Flamboyant Bowler.

Fun was had by all!



### IRWA CHAPTER 33—2014 EDUCATION COURSES

COURSE	NO. DAYS	DATE	LOCATION
207 Practical Negotiations for United States Federal Funded Land Acquisition	2	05/19-20/2014	Oklahoma City
804 Skills of Expert Testimony	1	06/13/2014	Oklahoma City
SRWA Study Session and Exam	3	08/18-20/2014	Oklahoma City
103 Ethics and the R/W Profession	1	09/08/2014	Oklahoma City
504 Computing Replacement Housing Payments	2	10/20 - 21/2014	Oklahoma City



**MAY 2014 CHAPTER 33  
NEWSLETTER**

**NEGOTIATION TIP**

Ed Opstein, SR/WA,  
R/W-NAC, R/W-RAC

As we know, negotiation is a process for resolving conflict. Problems develop between individuals, between groups, and within what we call a "team." There are major differences between a "team" and a "group." Knowing that can reduce conflict and produce better results.

**Teams** have clear goals, mutual support, defined roles, openly share information with one another, and have a clear sense of unity. **Groups** don't have a shared vision, don't communicate well internally, have conflicting priorities, and everyone finds their own way and operates independently. On any project, there will be very different people whose skills are needed to accomplish some goal. There are engineers, appraisers, administrators, right of way people, and various others.

We've all been in situations where people's efforts operate as a "group" and not a "team." Internal and external conflicts develop, time and energy are wasted, work product suffers, and efforts to negotiate solutions shouldn't be necessary but become critical to accomplishing the project. Since the team approach is clearly the best way, and since everyone is already in many groups that could be teams, do what you can to turn those groups into winning teams!

[www.irwach33.org](http://www.irwach33.org)



**THANKS TO OUR ADVERTISERS!**

If you are interested in advertising in the 2013-2014 series of Chapter 33 Newsletters, please remit a check for \$75.00 made payable to IRWA Chapter 33 to Richard Park, Enterprise, 210 Park Ave, Ste. 1600, OKC, OK 73102.

**LEADING THE WAY IN RIGHT OF WAY**

- ▶ Pipeline Services
- ▶ Electric Industry
- ▶ Public Sector
- ▶ Engineering Partners

**UNIVERSAL**  
FIELD SERVICES, INC.

Nationwide offices | [www.ufsrw.com](http://www.ufsrw.com) | 800.447.9191

**Coates Field Service, Inc.**

*Land and right-of-way  
acquisition services since 1950*

4800 N. Santa Fe · Oklahoma City, OK 73118  
Tel. 405.528.5676  
[www.coatesfieldservice.com](http://www.coatesfieldservice.com)

**BLACKSHARE**  
ENVIRONMENTAL SOLUTIONS

[www.blackshare-env.com](http://www.blackshare-env.com)

**Pilgrim**  
Land Services

**PARAGON PARTNERS**

Advancing the Industry for 20 years

Right of Way Real Estate Consulting

- Program/Project Management
- Acquisition
- Relocation Assistance
- Property Management
- Title Research
- Data Management/GIS/Tracking

888.899.7498  
[www.paragon-partners.com](http://www.paragon-partners.com)

**PINNACLE**  
CONSULTING MANAGEMENT GROUP, INC.

4516 NW 36th St., Suite 100  
Oklahoma City, OK 73122  
Office: (405) 879-0600 | Fax: (405) 604-4627  
[okc@pinnaclegroup.biz](mailto:okc@pinnaclegroup.biz)

**REAL ESTATE NEWS ITEMS**

Because an easement is an interest in real property, easements are typically memorialized in easement agreements that are recorded in the public records of the county where the easement is located. If there is an easement agreement of record, the purchaser's title commitment should reference the easement agreement. If the property is the dominant estate (the estate that benefits from the easement), the title report should reference the easement on Schedule A as a part of the description of the property being purchased. If the property is the servient estate (the property over which the easement burdens), the title commitment should reference the easement on Schedule B as an exception to the purchaser's title insurance policy.

An easement appurtenant (such as the right to have a driveway across the servient estate) runs with the land and transfers to subsequent purchasers of both the dominant and servient estates. Other common types of easements that generally bind subsequent purchasers include reciprocal easements (an agreement between property owners to use land or utilities in common) and negative easements (includes a covenant from the servient landowner not to do something relating to its property).

- Bill Sanders, P.E.