

WOLD IMPROVEMENT & SERVICE DISTRICT

Laramie, Wyoming
www.woldimprovement.com
woldimprovement@outlook.com

Board of Directors

Ann Erickson – President

Julie Kokes – Vice President/Secretary

Debra Raben – Treasurer

Terry Walling – Director

Eric Brown – Director

Notice of Annual Meeting

*Notice is hereby given that the Wold Annual Meeting will be held
on Saturday, Aug. 30, 2025, at 10:00 a.m. at 13 Valley Road (Kokes Shop)
8:00 a.m. Highway Clean-Up in Tic's Parking*

Wold Tract & Improvement District

Annual Meeting Minutes 2025 – DRAFT

August 30, 2025, 10:00 a.m. 13 Valley Road (Kokes Cabin)

Board Members Present: Ann Erickson (President), Julie Kokes (Vice President/Secretary), Deb Raben (Treasurer), Eric Brown (Director), Terry Walling (Director)

District Members: The Board would like to extend a thank you to the 60 members and guests who attended the Annual Meeting. Additionally, thank you to the 16 individuals who gave their proxy to another owner.

1. Call to Order

- a. **Welcome, & Pledge:** Ann Erickson, President, called the Annual Meeting of the Wold Improvement and Service District to order at 10:00 a.m. She welcomed all members and guests to this year's meeting. The Pledge of Allegiance followed.
- b. **Introductions:**
 - Ann Erickson, President, introduced each member serving on the Board of Directors.
 - Next, Ann recognized and welcomed new owners to our Wold Community:
Jeff & Shelby Nelson, 8 Guffy Road
- c. **Announcements:** Ann Erickson, President proceeded with the following announcements:
 - Restrooms are available – outhouse out the door and down the steps; in the 13 Valley cabin; and over in the bathhouse at 11 Valley.
 - Water and light refreshments are available
 - Thank you to the volunteers who helped with the Highway Clean Up today. We had a large turnout with 29 people who showed up to clean the highway. THANK YOU!
 - Robert's Rules of Order will be followed. Please, to avoid debates and keep timely, only speak twice on any single issue.
- d. **Determining a Quorum** Secretary, Julie Kokes reported that, based on registration and proxy votes, there was a quorum. She thanked everyone for working to get proxy forms turned in.

2. **Agenda** The agenda for today's meeting had no additions or deletions.

3. **Approval of Previous Minutes** The minutes from the 2024 Annual Meeting were previously emailed to all owners and available on the website. Ann Erickson, President, asked if there were any corrections to the minutes. Lee Erickson made a motion to approve the 2024 Annual Meeting Minutes as posted. Rusty D'Amico seconded the motion. The motion was approved unanimously.

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4. Reports

a. Special Guest Reports & Updates:

- **WYCO Volunteer Fire Department** Terry Walling gave an informative update from WYCO VFD.
 - THANK YOU to all of Wold for the tremendous support at the 2025 WYCO VFD Fundraiser. Wold had a great turnout on the day of the event. Thank you for the monetary donations, silent auction item donations, and donations to the boot today. This Annual Fundraiser is essential for raising money to be used for updating equipment, maintenance, and new equipment. WYCO VFD associates appreciate Wold's support and involvement.
 - Wold also has several owners who serve as fire fighters, medics, and as a member of the WYCO Associates. It is noteworthy that five of the six officers are Wold Community members!
 - Over the summer, crews worked across the country to assist with many wildfires. While the fire fighters get paid, their dedication and time away from loved ones is appreciated.
 - WYCO VFD has a huge need for volunteers. There have been occasions, especially during the week or winter, when only 1-2 people or no one was available to go on a call.
 - You do not need to live in Wold full time to volunteer. You can carry a pager and respond when you are at your cabin.
 - The WYCO VFD Associates are really in need of a secretary. Kay Dill agreed to stay on for one more year. This role requires minimal time and allows you to join meetings remotely if needed. Please consider helping serve in this way.
 - Beyond fire fighters, there are many roles within the department – communication, organization, clerical, and more. You could volunteer with the associates who do all things to support the department or be on the fundraiser committee. Please consider joining.
- The fire fighter boot was also available for donations. At the conclusion of the day, over \$235 was raised from donations today.
- It is not too late to donate! You can mail a donation to: WYCO VFD Associates, Inc. 3987 State Hwy. 230 Laramie, WY 82070. You can mail donations throughout the year or even give a monthly donation.

- b. **Treasurer's Report** Treasurer/Director, Deb Raben, presented the Treasurer's Report with a current balance of \$14,576.81. She presented and explained the various reports included in the Treasurer's Packet that were handed out at registration. The packet included: Income & Expenses Report for the 2025 Fiscal Year; 2025 Actual Usage Report; and 2026 Approved Budget. There was not an increase in the assessment this year. The budget remained mostly the same with just moving things around a bit to meet the current year's needs. All these reports are available for viewing on the Wold Improvement website under the Financials tab. Treasurer records are on file at the Albany County Clerk's office as well. Following her report, Deb asked if anyone had any questions. With no questions, Ann thanked Deb for her report and work on behalf of the District.
- c. **Firewise Committee Report:** We are just getting started as a Firewise Committee. While we have not met as a committee, a lot has been accomplished during our first year as a Firewise Community – that is partly due to the hard work and effort of the owners.

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- The slash pile has been pushed up three times this summer! Our community does this every summer... think about the large amount of fire risk materials we have removed from our community. YOU ARE ALL AWESOME!
 - The Wold website now has a section dedicated to Firewise Information for owners.
 - We have many options for owners to report their work and improvements to their property: form on website; form picked up from Julie; or you can text/email Julie. Information turned into Julie remains confidential.
 - Owners have learned about ways they can make their property and cabin safer. There are many improvements in addition to trimming back trees such as installing double-paned windows; adding metal skirting around decks/cabin; and weed-eating native grasses.
 - Red exit signs were hung up on all named roads in Wold. Water source signs were also placed wherever there is a water source available for fire fighters.
 - Owners are going in together to purchase a water storage tank in their neighborhood of Wold. Water signs will be ordered and hung up for these tanks. The source will be marked on our maps.
 - The Wold map has been created in the kml format that emergency services utilize. This is huge for future fires and emergencies. It works with Google Earth and gives GPS location.
 - We have a new option to help reduce fire risk in our community that benefits everyone! There are substantial amounts of downed trees and beetle kill logs piled throughout the community. Several owners will allow others to gather wood from their property. A list of properties is now available that allow individuals to gather wood. Julie will maintain the list and locations of wood. Please contact her if you would like to gather wood on a property or make your property available for wood gathering.
 - As of August 30th, 2025, owners have made an enormous impact in reducing the fire risk on their property and in our community:
 - 108 hours worked on cabins, decks, outbuildings
 - 686 hours reducing fire debris, trimming, cutting, hauling, raking, and hardscaping
 - \$7,700 spent on equipment rental/purchases, gas, fuel
 - \$68,600 spent on contractor costs for fire mitigation
 - \$86,801 spent on cabin and deck improvement costs to reduce fire hazards
 - \$32,890 hardscaping/DIY
 - Time, Labor, and Equipment *Donated* to Wold Community: 39 hours donation in time /labor and \$12,690 donated in equipment use, fuel, and tools
 - Julie worked with the Forest Service to clarify the use of the slash pile to now include wood slabs, partially burned forest products, and stumps. Still not allowed: painted or treated wood; wood with hardware or nails attached; carpet; furniture. This is still a forest product slash pile.
 - THANK YOU! Your ongoing efforts will keep our community safer with each hour worked.

5. Unfinished Business

- a. **Road Maintenance 2023 Update** Ann Erickson, President, updated the membership on improvements made to the roads throughout Wold Tract. The board made some changes to the process of improving the roads in our community.

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- We decided to use crushed granite for the product applied to the roads. The sharp and jagged edge helps it to be packed down better and keeps it from rolling.
- Rather than having a small truckload at a time, we had two semi-loads of crushed granite delivered to Tic's Parking. This reduced the cost of labor and equipment. After asking for bids from several companies, we went with Big Huhnks out of Laramie to get about 38 tons of granite delivered. The money saved from using a semi to deliver the road product instead of a dump truck was substantial.
- PJ Saputo with Deuces Trucking once again worked on our roads using product and machine work to make improvements. We only needed him for one day with his backhoe and blade which was another savings. Kent & Julie used their skid steer and dump trailer to haul product from Tic's to each area being worked on. This saved on labor/equipment costs. As a result, more product was purchased and spread on the roads. They also used shovels to create water run off ditches along the edges of the road so that water doesn't run down the roads as much. She thanked Kent & Julie for their donation of time and equipment.
- An owner asked if we could purchase a culvert to be placed on Sommers Road rather than the huge water bar. He expressed concern about the water bar being dug deeper and larger each year which causes damage to vehicles and is unsafe. Other owners concurred with his concerns. Deb explained that while our main purpose is to maintain the roads throughout our community, we do so by collaborating with individual owners. All roads are private property, and owners get the final say on what improvements are made on their property. We have some owners who do not want us to do any work on their property. In this situation, the current owner does not want a culvert installed. She encouraged owners to visit with their neighbors and see if they can resolve situations such as these.

6. New Business

- Election 2025 Update:** Julie Kokes gave an election update. We have three positions open on the board for November's election. Charlotte Steben agreed to run for one position and Eric Brown agreed to run again. With still one position going unfilled, Deb Raben graciously agreed to run one more time. (Deb would love to have someone interested in serving on the board as treasurer to begin shadowing her over the next couple of years. The state requirements, reports, and details of the job have a learning curve. It would benefit the new person as well as the community to have someone begin to learn the position. Please contact Deb you are interested.) Thank you, Deb & Eric. She also thanked Ann Erickson for her service to the community by serving on the Board. Julie encouraged owners to consider serving as a board member. The time commitment is minimal and there is always the option of joining a meeting remotely. If we continue to struggle to get people to run for board positions, the District will have to entertain the consideration of changing to a 3-member board in the future.
- Community Road Safety:** Ann thanked everyone for communicating with the board when fence posts have rotted off and for getting signs to a board member to be re-hung. Speed limit signs have been replaced. (Reminder, speed limit is 10 mph throughout the community. Please make sure your family, friends, and renters are aware of the speed limit and expectations in our community.) New exit route signs are installed on all roads. We have also hung a Notice of Private Property sign at every single entrance or trail coming into Wold. *(Not responsible for cars or personal property lost or stolen or for injury to persons, cars, or personal property on premises.)*
- Road Easement Update:** Julie gave an update on the signed road easements in our community. Currently, we have 81% of our roads with a signed road easement allowing egress and ingress. There are another 12% that are in

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progress / unfinished. As cabins sell, new owners are willing to sign an easement for their property. We have 7 unsigned easements. Signing an easement does not give other owners permission to move snow on the road going through your property. The board encourages owners to talk to each other about snow removal permission.

7. **Questions from Membership**

- a. **Dogs in Community:** Over the last few weeks there have been some serious situations involving dogs running in the community without being restrained. In most situations, the owners were not present when their dog was on another's property. Incidents included biting a person, biting another dog, and fighting with another owner's dog. Ann Erickson reminded owners that Albany County has specific laws for dog owners to follow when not on your property. These are mirrored in the Wold Owner's Handbook. As private property owners in Albany County, these rules apply to all of us. When a situation comes up involving another person's dog, the board has no authority to act. You will need to contact the Albany County Sheriff's Department. Again, the best thing for our community is to talk with your neighbors to work these issues out. We are thankful that in these situations that have taken place, all parties responded appropriately and with understanding.
- b. **Wold Mailboxes** Cecil reminded the community that it is our responsibility to keep mailboxes accessible for deliveries. When a mail carrier is unable to safely access the mailboxes, the mail goes undelivered. She encouraged everyone to do their part by pulling or weed-whacking weeds during the summer months. More importantly, we need to keep the mailboxes clear during the winter months. Please lend a hand by scooping snow away from the mailboxes during the winter months. If you have a snow scoop to be stored behind the mailboxes for people to use, that would be great. If you move snow, please make sure it is not piled in front of the mailboxes. (Note: Owners without mailboxes can purchase one for a one-time cost of \$75. She reminded everyone that mailboxes cannot be transferred or sold. Once purchased, they stay with the addressed property. There are four more mailboxes available for purchase. This will be the last opportunity to get a mailbox at the entrance. If you want to purchase a mailbox, let her know.)
- c. **Starlink** An owner asked for input on how well Starlink works on the mountain. Many residents shared positive results.
- d. **Cattle** The cows being present in our community were brought up. Owners agreed with the frustration of having so many cows throughout the community causing damage. It was acknowledged that Wyoming is a 'fence out' state. The question was asked if people were willing to look into fencing in the entire community of Wold. While most agreed that cows are a pain, there was not a ready solution for keeping them out. It was noted that Foxpark has a fence, and the cows still get in. There are also issues with the parts of Wold that are owned by the Forest Service such as Upper Road. Deb once again explained that our community is unique in that it is made up of individual parcels owned privately. Each owner could fence their own property. The state is very precise about only using funds and doing projects that align with Wold's original Articles of Incorporation and Wold Bylaws.
- e. **Trash** Robert Burgin inquired if getting year-round trash service had ever been considered for the community. While this isn't something the board would be allowed to take on, it is a great idea if someone is willing to take on the project. Kent Kokes stated that the dumpster would have to be a bear proof dumpster and be placed somewhere in our community. If placed in Tic's Parking, people would use it and even pile up garbage beside it. Julie shared how WyColo had one for years that people could pay for to use. After you paid, you were given a code to the dumpster. People who paid would share the cost. If you are interested, please contact Robert Burgin or let Julie know and she will pass it along.

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- 8. Wold Memorials:** Terry Walling shared the names of Wold owners who have passed away during the past year along with Wold members who lost family members. (Note: *We do our best to keep track of people who have lost family members throughout the year. Every effort is made to include everyone. If we have overlooked your loved one, it is completely unintentional. Please help us by sending notice of death of family members and former Wold owners to Julie Kokes.*)
- a. We would like to acknowledge owners and their family members who have passed away this past year.
- Dennis Santora (Susan McGaugh's brother) Sept. 15, 2024
 - Blake Burgin (Robert Burgin's brother) Oct. 28, 2024
 - Larry Davis (longtime cabin owner) Fall 2024
 - Robert "Bob" Forbis (longtime cabin owner, husband of Patricia) Nov. 29, 2024.
 - Margaret "Meg" Montgomery (longtime cabin owner, wife of Earl) Dec. 8, 2024
 - Eric J Rosentreter (brother of Luetta Starks; son of former owners, James & Grace Rosentreter) Mar. 7, 2025
 - Jack Oaks (longtime cabin owner, brother-in-law to Helen & Jean, also longtime owners) Apr. 9, 2025
 - Darren Youngs (longtime owner, son of Myra Youngs) May 10, 2025
 - Christie DePoorter's mom
 - Joseph Ehalt, Sr. (Pam Maughmer's Dad) August 21, 2025
- 9. Adjournment** Sue Woirhay made a motion to adjourn the meeting. Tom Loftin seconded. Motion approved. The Annual Meeting was adjourned. Next year's meeting will be Sept. 5, 2026.

Sincerely Submitted,

Julie Kokes

Secretary