

WOLD IMPROVEMENT & SERVICE DISTRICT

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

Board of Directors

Roy Aiken – President

Julie Kokes – Vice President/Secretary

Debra Raben – Treasurer

Ann Erickson – Director

Patty Runyan – Director

Wold Tract & Improvement District

Annual Meeting Minutes 2022 – Approved Sept.2, 2023

Sept. 3, 2022, 10:00 a.m. 13 Valley Road (Kokes Cabin)

Board Members Present: Roy Aiken (President), Julie Kokes (Vice President/Secretary), Deb Raben (Treasurer), Ann Erickson (Director), Patty Runyan (Director)

District Members: The Board would like to extend a thank you to the fifty-two Wold members, families, and guests who attended the Annual Meeting.

1. Call to Order

- a. **Welcome, & Pledge:** Roy Aiken, President, called the Annual Meeting of the Wold Improvement and Service District to order at 10:03 a.m. He welcomed all members and guests to this year's meeting. The Pledge of Allegiance followed.
- b. **Introductions:**
 - i. Roy Aiken, President, recognized each member serving on the Board of Directors.
 - ii. Next, Roy recognized and welcomed new owners to our Wold Community: Mike & Richielle Cunningham, 54 Valley Road; Donald & Julie Weston, 31 Sommers Road; and Adam & Mary Grussendorf, 8 Guffy Road (community members for several years but official welcome as owners).
 - iii. Roy welcomed Terry Walling, a Wold member, who is also serving as a volunteer fire fighter. She spoke on behalf of WYCO VFD. She shared that 527 people attended the fundraiser for the fire department with approximately \$60,000 raised. These funds, in addition to the \$1700 received monthly from the state, are the only funds available to maintain all equipment for the department. The income is minimal compared to the expenses and needs of the department. Donations are critical to building and maintaining a strong fire department. She thanked the Wold community for their support. The fire department is looking to purchase two additional Type 6 Trucks using donations and grants. The department has a similar truck in its fleet which she brought to the meeting for the Wold community to see. Today, donations placed in the firefighter's boot on the registration table added another \$450.00 for the fire department. Thank you to everyone who donated. If you want to send in a donation, you can mail it to: WYCO Volunteer Fire Department 3987 WY Highway 230, Laramie, WY 82070. Donations are accepted all year. Another way you can support the WYCO VFD is to select them as your charity of choice on Amazon. To do this, go to this link and add them: <https://smile.amazon.com/ch/47-2757073> (Note: You will need to shop from the website smile.amazon.com to have your purchases count towards the charity.) Terry also emphasized the importance of fire mitigation at our cabins. She also reminded owners that all fuel (firewood, logs, etc.) should be at least 30 feet from the cabin. Fire prevention pamphlets were available on the tables for owners. Note: Albany County Fire Warden, Chad Dinges, will come to your property to evaluate it for fire mitigation needs. They will give you information and recommendations on things you can do to improve the protection

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of your cabin and property. They can also evaluate the width of the roads to your cabin to make sure fire trucks can fit through. You can contact his office at: 307-760-3641.

- c. **Announcements:** Roy Aiken, President proceeded with the following announcements:
 - i. Restrooms are available in several locations.
 - ii. Beverages are available in coolers and cookies are available on the tables.
 - iii. Thank you to the volunteers who helped with Highway Clean Up today. We had a large turnout of owners show up to clean the highway. THANK YOU!
 - iv. Robert's Rules of Order will be followed. Please, to avoid debates and keep timely, only speak twice on any single issue.
 - v. Glenn Connor brought flags that had been flown on Memorial Day with the state for any owners wanting one.
 - d. **Determine a Quorum** Secretary, Julie Kokes reported that, based on registration, there was not a quorum with 44 voting members and proxies. Roy announced that we would proceed with today's meeting. Any items of business requiring a vote by the membership will be mailed.
2. **Agenda** The agenda for today's meeting, which was handed out at check-in, had no additions or deletions. The agenda was available prior to the meeting on the Wold Bulletin Board located at the entrance and on the website.
 3. **Reading & Approval of Previous Minutes** The minutes from the 2021 Annual Meeting were previously emailed to all owners and available on the website. Roy Aiken, President, asked if there were any corrections to the minutes. Sue Woirhaye made a motion to accept the 2021 Annual Meeting minutes without any changes. Jan Loftin seconded the motion. The motion was approved unanimously.
 4. **Reports**
 - a. **Treasurer's Report** Treasurer/Director, Deb Raben, presented the Treasurer's Report with a current balance of \$13,538.43 as of Aug. 25, 2022. She also explained the various reports included in the Treasurer's Packet that was handed out at registration. The packet included: Income & Expenses Report for the 2022 Fiscal Year; 2022 Actual Usage Report; and 2023 Budget. All these reports are available for viewing on the Wold Improvement website under the Financials tab. Following her report, Deb answered questions. One member asked if Wold paid for the electrical outlet located on the light pole in Tic's Parking. Deb explained that we only pay for the two lights in Tic's Parking – not the outlets. Roy thanked Deb for the Treasurer's Report.
 5. **Unfinished Business**
 - a. **Road Maintenance 2022 Update** Roy Aiken, President, updated the membership on the status of road maintenance and improvement. At the beginning of the summer, Kobe Corkle from Sessions & Sons had contacted him to notify him that Sessions & Sons was unable to complete the road maintenance this summer. Upon hearing this news, Board Members got busy trying to find another contractor to complete the scheduled work. Letters were mailed to all contractors in the area inquiring if they were available and interested in completing road maintenance in Wold. After not getting a single response, the Board followed up with phone calls. Board Members met with PJ Saputo with Deuces Dump Truck Service to inspect all roads in Wold to determine areas of need. They also went over the long-term road improvement plan for Wold. After examining the project, PJ stated he would be able to complete the

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work. His estimate was considerably lower than other companies which would allow more work to be completed for the same amount. The Board hired PJ to complete the planned road maintenance. The biggest issue we continue to face on our roads is water drainage. As we have been told by other contractors, the roads in Wold are not crowned which allows water to run down the road causing erosion, potholes, and road damage. This is very difficult to fix on mountain roads as there are large rocks, granite slabs, inclines, etc. One way to improve this is to create a few shallow water bars in key places to divert the water off the road. This allows the road product to remain on the road. PJ also noted that when vehicles drive on the roads during dry times, the product naturally gets pushed to the edges. Work will be completed over the next few weeks. Member, Rosie Weston, asked if there could be a drainage flume or an alternative put in where there are large water bars in the community such as the one on Sommers Road. Roy will visit with PJ to see if he has some suggestions or options for these spots. Of course, this would have to be done with the landowner's approval. Bob Rodekahr reminded the Board that the section of Forest Service Road located on Upper Road is the responsibility of the Gas Company. Bob shared that the previous Board worked hard on this agreement that allowed Wold Improvement District to be added to the current easement with the Forest Service and established the Gas Company as the party responsible for maintaining this section of road. Sue Miller asked for clarification of water bars, trenches, and owner responsibility for keeping potholes filled if there is a signed easement. Julie Kokes, Secretary, explained that signed easements allow owners the right to put in water bars and such on their property. Owners are not responsible for filling in potholes or keeping the road maintained. Lee Erickson stated that if everyone would follow the 10-mph speed limit on the roads, there would not be so many issues with potholes and water bars. (Note: This speed limit was voted by members in 2021 by mail-in ballot.) Another member requested that more speed limit signs be put up.

- b. **Forest Service Emergency Exit** Roy Aiken updated the membership on the status of the Emergency Exit on Upper Road. The gates and signs were put up last month in accordance with the Forest Service Permit requirements. A big thank-you to Kent Kokes, Lee Erickson, and Roger Maughmer for their work. If an emergency requires evacuation, these gates will be unlocked to allow emergency personnel and Wold residents to use this exit. The emergency exit road is not to be used at any other time. A member asked if the gates had room that would allow people to go around them. Roy said that they were built in a way that had trees on both sides which would help prevent this. Julie Kokes shared that the Forest Service will put up a buck fence on each side if people go around the gates. Roy also shared that Albany County Emergency Management is continuing to work on a written evacuation plan for Wold.
- c. **Slash Pile** (The slash pile is located on Forest Service property outside of the northwest corner of Wold.) Roy Aiken discussed the slash pile. Please continue to throw slash as high as possible on the pile and only put wood in its natural state in the pile. Milled lumber and trash are not allowed. An owner asked where burned trees should be placed as owners were previously told not to put these in the slash pile. Deb Raben clarified that Wold members were told this after the Badger Creek Forest fire because burned wood doesn't burn twice. However, this rule was when there was an abundance of burned trees. Roy responded that placing burned trees in the slash pile is okay if it is just one or two. Mike Ross shared that

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you could take items that need to be burned to Foxpark. You need to contact Marvin Brandt prior to taking it.

6. **New Business**

- a. **Tic's Parking Snow Removal** Deb Raben shared that the bid process for snow removal for Tic's Parking was completed in August. This is a five-year bid with Wyoming State Trails to plow Tic's Parking from Dec. 1st through the end of March. The bid was awarded to Mike Davis. Wold owners and winter recreation users all concur that Mike does an excellent job plowing snow. Thank you, Mike Davis! Deb reminded the membership that Wold's responsibility as part of the agreement with Wyoming State Trails is the cost for snow removal before Dec. 1st and after March 30th.

b. **District Website & Communication:**

- i. Julie Kokes, Secretary, thanked all owners for communicating new addresses, emails, and phone numbers to her. She shared that there is one correction for the Directory. Andy & Julie White have a new address:

- Change: Andrew & Julie White 5105 Ranch Acres Drive Loveland, CO
- Addition: Donald & Julia Weston 24521 E. Ontario Dr. Aurora, CO 80016 505-975-8244
donald.weston@kiewit.com
- Addition: Barbara Marquer's email: bzmarquer@gmail.com
- Addition: Amy Pauli (daughter of Jackie Pauli) 307-630-0242 amypauli@hotmail.com

Directories will still be available for those unable to attend today's meeting. Please contact Julie or stop by their cabin at 11 Valley to pick one up. The directory and map will also be emailed to all owners. She will also get a large map made for the WYCO VFD. All owners but four have a current email address which allows for quicker communication with owners. Hard copies are mailed via postal mail to the individuals without email. If you need a hard copy rather than an email, please let Julie know.

- ii. Julie reminded members that the Wold website (www.woldimprovement.com) is maintained to include all current and past business documents for Wold. The website also has an announcement page for owners to be informed and stay up to date. If you forget the website, it is easy to find using any search engine. Julie will also add the website address as a signature to all emails sent to members. Sue Miller asked if the password to access the website should be updated. Julie shared that the Wold website no longer requires a password. She developed a new website in 2019. As all documents for an improvement district are public information, no password is needed. The directory and personal owner information is not on the website. Additionally, all notices are placed on the Wold Bulletin Board at the entrance.

- c. **Director Elections** There are no positions open this year so there will not be a ballot for Wold.
- d. **Wold Mailboxes** Julie Kokes gave an update on securing an additional 16-unit mailbox for Wold owners. This is being worked out with the Laramie postmaster. However, very little progress has been made. The maintenance man for the Postal Service works statewide. He has not been to Wold to inspect the site. She is going to pursue the option of having the board install the 16-unit mailbox rather than the Postal

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Service. She will keep owners posted on progress. *We are still trying to find out the names of the owners for the current mailboxes 3, 6, 7, 9, 11, and 12.* It is very likely that current owners do not know they have one. Mailboxes remain attached to the property when bought or sold. People may not trade or give their mailbox to another address/owner. If you would like to know if there is a mailbox attached to your property, you can contact the Laramie Postmaster (Dave) at 307-721-8837 or email him at 82070laramiewy@usps.gov. Please let Julie know if you have one of the mailboxes. Morris McGaugh asked if there was a motion needed regarding the mailboxes. At this point, the Board will continue to pursue getting additional mailboxes from the Postmaster, so a motion was not needed.

- e. **Bears in Wold** Julie Kokes shared an update about bears in Wold (after visiting with Game & Fish). Owners have done a good job of following the “Bear Aware” guidelines on their property. In the future, Wyoming Game & Fish will not be placing traps in Wold unless a bear demonstrates aggressive actions towards people. Damage to bird feeders, doors, grills, etc. is not considered aggressive action. The reality is that people are living in the bears’ habitat (along with many other wildlife). Just by living here, our actions (grilling, feeding birds, etc.) will attract bears. Sadly, bears have learned that cabins/humans will typically indicate an easy food source. As owners, we need to do our very best to follow the bear prevention tips

7. **Questions from Membership**

- a. Sue Miller asked why the fire breaks were filled with ladder fuel following the fire. It is because the Forest Service does not want firebreaks turning into trails. They seed, tear up, and move logs onto these breaks.
- b. Sue Woirhaye asked if we needed to consider changing the percentage needed for a quorum. This is the second year that we did not have a quorum to conduct District business. As this would require a change to our bylaws, it was suggested that we try other avenues instead. Members suggested that the proxy form be attached to the Annual Meeting notice so members that are unable to attend can give their proxy vote to a trusted neighbor or friend. Julie will do this for next year’s meeting.

8. **Wold Memorials:** Roy Aiken 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.*)

- o Robbie Mauk - Sept. 14, 2021
- o Linda Cunningham - Dec. 18, 2021 (wife of Forest; daughter-in-law of Lynn & Janet; sister-in-law to Dave & Lesley Urasky)
- o LaWanna Lynn Windley - May 8, 2022 (Patty Leatherwood’s sister)
- o Bob Parker - May 31, 2022 (Pam Wisecup’s father)
- o Dan Pauli - June 29, 2022 (Jackie’s husband; Bill Pauli’s brother)
- o Al Weston - July 25, 2022 (Rosie’s husband; father to Deanna Lies and Donald Weston and families)
- o Cheryl Jones’ mother - Aug. 2022

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Ed Keever made a motion to adjourn the meeting. Val Rodekohr seconded. Motion approved. The Annual Meeting was adjourned at 11:45 a.m. Next year's meeting will be September 2, 2023.

Sincerely Submitted,

Julie Kokes

Secretary