

Wold Tract & Improvement District

Annual Meeting Minutes 2021

September 4, 2021 - *Draft*

Annual Meeting Minutes September 4, 2021, 10:00AM at 11 Valley Rd. (Kokes Shop)

Board Members Present: *President Roy Aiken, Treasure Deb Raben & Director Ann Erickson.*

Members Absent: *Due to family obligations, Secretary Julie Kokes & Director Patty Runyan were absent.*

District Members: *The Board extended a thank you to the 40 Wold members, families & guests who were in attendance.*

Welcome & Pledge: *Roy Aiken President, called the Annual Meeting of the Wold Improvement & Service District to order at 10:00AM. After welcoming members & guests the Pledge of Allegiance followed.*

Introductions: *Roy introduced Wold Board members, Deb Raben, Treasure & Ann Erickson, Director (who would be taking notes for Julie Kokes, Secretary).*

Ann recognized and introduced the following new members.

- 1. Grant & Katie Elliot - 69 Sommers Rd.*
- 2. Brian & Kara Smallwood & Mike & Tere Ross - 3 Guffy Rd.*
- 3. Tracy & Deanna Lies - 23 Sommers Rd.*
- 4. Randy & Luetta Sparks-61 Sommers Rd.*
- 5. Matt & Jan Strannigan & Cody & Lindsay Tully - 64 Valley Rd.*

Special Guests: *Ann introduced special guest Mike Bruce, Wold member and volunteer from WYCO Volunteer Fire Department, and James Rhinehart, Chief of WYCO.*

Mike reiterated that we are not out of the woods yet when it comes to wildfires. If we do have a fire, there is a real possibility that it will come from within Wold. He urged residents to keep their lots clean and mitigated from all debris. For those new residents, Mike asked the board if there were grants available to help residents mitigate their parcels of land. The board responded that there were not. Mike asked neighbors to be respectful of each other by cleaning their lots. A slash pile is still available to Wold, opposed to other communities who do not have one. He noticed that we have trees and debris across roads, and requested that they be cleared so response vehicles, whether it be for fire or rescue calls, can get through. They do not want to stop to clear the road or cut trees down which would limit their response time. A member asked Mike what the WYCO Chili Cookoff Fundraiser raised. Although he did not know the exact amount it was approximately \$48,000.00. Ann Erickson asked that he explain that WYCO is now independent from the other County departments. Mike explained they are no longer part of the Big Valley Fire Department. They are diligently trying to get their ISO (International Organization of Standardizations) rating up by continuing training. This will help with our individual cabin insurance premiums.

James Rhinehart explained the boundaries within WYCO jurisdiction. They run from the CO border to just past Chimney Park to north of the Lake Creek community then to the west of the Carbon County line. It covers over 300 plus buildings. With the allocations from the 3 tax mills collected, which is \$32,000, and after the district takes administration & maintenance for only one truck, WYCO receives \$16,000 to operate on. Therefore, the annual fundraiser is so vitally important. WYCO is working on grant funding to purchase a newer truck that would only go out on federal fires. James stated that is where they can make federal monies. But this means taking extra steps to qualify and is why the continuation of training volunteers is ongoing. Roy asked James to go over the impressive number of assets (response fire/emergency vehicles) we have.

The goal is to be able to deliver 250 gals a minute of sustained water. By doing this James said it would upgrade our ISO rating which improves insurance premiums. Roy also asked about underground or above ground water tanks residents place on their property. James said tanks should be at least 1,000 gals or bigger with at least a 2

½”- 4” discharge. WYCO is always looking for volunteers. James recognized Terri Walling, a Wold resident, as a non-firefighting auxiliary volunteer. Auxiliary volunteers like Terri help with administration, cleaning or mechanical skills, helping a whenever they can.

Deb reminded by mitigating trees and debris in our community not only will it make it safe but will also help *all of us* with our insurance rating. Deb Raben, on behalf of the Wold members & the Board, thanked him & the department for all they do.

Roy Aiken echoed what Mike stated - that “we are not out of the woods yet.” It was on September 17, 2020, when the Mullen fire started. Roy asked that everyone be vigilant & pay attention.

Note: Blake Halsey, *Albany County Emergency Management Coordinator*, was included as a special guest, but was unable to attend.

Announcements: Roy Aiken, President made the following announcements:

- An outhouse is located to the left of the building
- Beverages and refreshments are available in the back.
- There is not a firefighter’s boot, but Patty Leatherwood will take donations. If you are not prepared to donate today, donations can be mailed to:
WYCO
3987 WY-230
Laramie, WY 82070
- Roadside trash clean-up by owners had a great turnout. Ann thanked all the volunteers:
Terri Walling, Glenn Connors, Barb & Constant Marquer, Sue & Deryl Woirhaye & granddaughter, Matt & Jan Strannigan, Cody Tully, Tom Loftin, Don Weston, Dee & Tracy Lies, Bryce, Brek, Kip & Cecil Pontarola, Lee Erickson, Wells Raben, Jack.
- Roberts Rules of Order will be followed during the meeting.

Determine a Quorum: Roy Aiken asked Ann Erickson, based on the check-in, if a quorum was present. With a total of 40/55 voting members and proxies there was **not** a quorum present. Roy announced that the meeting will go forward. He may take a vote **only** as an opinion to see how members feel about an item. If necessary, a written ballot will be mailed to all members to take any formal action by the membership.

Roy recognized the copy of the agenda that was handed out. As a courtesy, Roy asked if there were any additions to the agenda. There were none.

Reading & Approval of Previous Minutes: Minutes from the 2020 Annual Meeting were previously sent out, available on the website, and available today. Roy asked if anyone had any objections to the minutes. There were no objections. Roger Maughmer moved to approve the 2020 Annual Meeting Minutes as posted. Sue Woirhaye seconded.

Treasurer’s Report: Deb Raben, Treasurer, presented the 2020 Annual Treasurer’s Report. A packet of the report was handed out. Deb reported the checkbook balance is \$11,894.49. It includes all last year’s activities. The next report presented by Deb was the 2022 Budget approved at the annual budget hearing on July 3, 2021. Note there are no added items or assessment. Deb included line items that were not spent last year that will carry over to next year. An example is the Annual Meeting and Budget Hearing where \$1000.00 was allocated, but because of COVID we did not have a live meeting with a dinner. Therefore, only \$29.91 was spent of this line item. Deb polled members to get feedback whether a meeting with beverages and light refreshments is okay, or would it be preferred to have a carry in meal? There were no objections to the meeting as is with light

refreshments. Deb will reduce this line item for the Annual Meeting in the next budget cycle. Roy asked for questions, there were none.

By-Laws Committee Report: Roy introduced Constant Marquer, By-Laws Committee Member. Constant explained at last year's annual meeting a By-Law Committee was appointed to discuss and recommend changes to the Wold By-Laws Article 5, Section 5.1c Budget Adoption. Other members of the committee are Ryan Smith in attendance, and Sue Miller who is not. After meeting and working together, the Committee prepared a report, that was presented to the board in February (available on the website). Constant commented that the report may be boring to read, but not without important ramifications. It was explained that in 2020, we had a comprehensive revision of the by-laws. Since the association was formed, the board has done a really good job of following the Wold By-laws along with all state and county laws. Since its formation, there have been at least two significant legislative changes to the Special District laws to tighten up and put more control on them by the state and county. The Committee feels the board did a really excellent job of revising the by-laws to align with state legislation. However, Constant's only problem under 5.1c deals with the **budget hearing**. The state mandates a budget hearing every year prior to the third week in July. The way it reads now is that those members/board who attend the meeting can establish the budget. This year we had four board members and nine members attend. If seven people present would have voted no, we would not have had an approved budget. Likewise, three board members plus another four members could have adopted a \$50,000 budget. So, the question the committee tackled is how you resolve not having a quorum. In a nutshell, we want to be able to adopt a budget, but at the same time not give a blank check to a small number of people. The committee wants the board to be able to do what they need to do but believe there needs to be a cap or maximum amount they are allowed to tax the members without a quorum to adopt a budget. The committee discussed several alternatives including a cap of the maximum amount the board could tax members without having a quorum, adding a quorum requirement, voting on the budget by mail ballot, or a combination of these. After a great discussion with the board about each option, the board felt that there should be automatic escalators (either a money amount or a percentage).

The Committee's recommendation is that the by-laws be revised so that the board would **not** be able to increase the budget more than 10% of last year's budget without a quorum. Constant asked the members if they believe in the concept that there should be some limitations. Members agreed. The question then becomes how much should the assessment cap be - a dollar amount or a percentage? As an example, Deb said we have ninety-six members who pay taxes which provides gives us a \$9600.00 total budget amount. The Committee's recommendation of a 10% cap (only if we needed it) would increase the budget up to \$960.00 the next year without a quorum. Roy made it clear this would **not** be automatic, but **only** if needed. The Board would have to explain the need for the increase to membership at the budget hearing meeting. Ann interjected that this would protect this board or future boards from spending massive amounts. As an example, Constant referred to the \$50,000.00 ticket amount proposed for a road maintenance tractor/snow removal equipment discussed by the Snow Removal Committee at last year's Annual Meeting. He wanted the membership to understand that if this was passed, it would equate to a \$500.00 assessment to each owner per year on their assessment. Members gave feedback indicating that they liked the percentage cap. Constant said there will be more discussion with the board from this meeting, then probably a mail out ballot for a by-law change in the future as the details get worked out. Constant thanked the other committee members for their work. Roy noted that it doesn't mean that, if we had a catastrophic emergency, that a one-time assessment couldn't happen, but *only* with a vote from the membership. Roy thanked the Committee for their time and effort.

Unfinished Business:

Road Maintenance: Roy worked met with Koby Corkle and Sessions out of Walden, CO to review road maintenance needs. Because of work they have, they have not been able to start ours, but it will be done. Gravel at front entrance will be graded; larger rock will be added to Valley Rd. where it meets the Forest Service Rd. to complete the area on Valley Rd. which is still a work in progress. Instead of spending the full budgeted amount of \$6,000, Koby came up with a \$4,000.00 budget for this year.

Emergency Exit: Roy also has been working closely with Frank Romero, Forest Service manager, regarding our emergency egress exit from Upper Rd. to Tic's Parking. This exit has been approved and the Forest Service Permit will be ready this week or shortly after. Wold is purchasing a pair of 12' gates to close the emergency exit from regular use. The FS will build buck fencing along each side of the gate. They will also help maintain falling trees and/or debris on this trail. James Rhinehart asked if the gate will be locked? Roy said yes with a key to those who need it. James requested 3 keys for WYCO Fire Department. The Forest Service is allowing this trail to be used for **emergency use only** and will be posted as such. With the FS help, Wold will work to keep it passable. This board felt such an exit was needed in case of a fire/emergency especially for those living on Upper Rd. Once this project is completed, Blake Halsey from Albany County Emergency Management, will be drawing up a digital map with emergency routes out of Wold. James Rhinehart requested one of these maps. Roy noted the Board had also wanted an emergency exit from the north end. Officials would absolutely not approve an emergency exit to the north because that would place anyone driving that direction, with prevailing winds, right into the line of a fire. It is important for members and guests to know that ***this is an emergency exit only, not an approved and established named road.***

District Directory Website & Communications: Updated directories were handed out today. If anyone else would like a directory or to make a contact information change, please contact Julie Kokes. There are also 11X17" maps for sale at \$4.00 each. Please send any changes to your contact details to Julie.

Slash Pile needs to be policed carefully. Please do not dump trash, milled lumber, or burnt timber that will not reburn. The taller the pile the better for the FS to burn, so please throw debris as high as you can, rather than spreading it out from around the pile. Dump slash as close & high as you can for it to burn properly this winter.

New Business:

Tic's Parking In 2018 Wold property owners negotiated with the Wyoming State Trails to plow Tic's parking lot from December 1-April 1. *Wyoming State Trails* offered a 5-year contract out for bid for snow removal. The agreement negotiated with Wold was that any plowing before Dec. 1 or after April 1 would be at the expense of Wold. State Trails asked for 10%, (\$3,000.00). This contract has one more year left before it goes out for bid. Mike Davis, of Mountain Home, accepted the contract. Since that time in 2018, we have only spent \$987.00. Deb explained we must keep that money in escrow. We also need to continue our commitment with *Wyoming State Trails*. Looking back on minutes the board failed to take an official vote at the 2019 Annual Meeting from members after they agreed to the contract. A ballot will be coming in the mail to vote on this contract.

Director Elections Wold Improvement & Service District will hold a Mail Ballot election for Directors on Tuesday, November 2, 2021. Three director positions, each with a four-year term, will be elected. All three current board members up for re-election have turned in their application to run again. (Roy Aiken, Deb Raben & Ann Erickson.) Deb reminded members write-in votes are allowed during the election.

Questions & Answers: Kenny Vetter asked if members would have a key to the emergency exit? Roy indicated only the following will have a key; Board members, WYCO, Forest Service, Albany County Emergency Management, and the County Fire Warden.

James Rhinehart also asked that each resident make sure they have the 20' (10' from the center line on each side) easement on their road required by law for emergency vehicles to pass. This includes trees, overhanging branches, rocks, etc.

Ed Keever reminded residents that all roads go across and in front of cabins. These roads are private property. Knowing this, he asked residents to slow down on the roads within Wold Tract. In the words of departed Mike Schmidt, "If you are kicking up dust, you're moving too fast"! Ed said it is not uncommon for people to "go like a bat out of hell" in front of his cabin. Ed did not want to see property owners putting in speed bumps, so he asks that everyone be respectable and drive responsibly. Sue Woirhaye stated that there are adults and children, (some children without adult supervision), who do not follow the rules of the road. Roy

asked that if you can, stop and politely ask people to slow down. If there are children unattended by adults, Patty Leatherwood suggested that if you can, follow them and talk to their parents.

Wold Memorials: Ann read the names of those members who passed.

Ward (Bud) Stephen Ross, Jr. (December 18, 2020) Mike Ross' father

Iris Trosper (April 1, 2021) Cherrie Read's mother

Mary Connor (May 21, 2021) Robin Wold's mother

Barbara Hough (June 7, 2021) Bud & Barbara were longtime owners on Upper Rd

Steve Martindale (July 24, 2021)

Raymond Connor (July 25, 2021) Robin Wold's father

Jo Strom (August 9, 2021) 33 Upper Rd. Jakob Kelli Strom's Grandmother

Adjournment: Roy asked for a vote for adjournment. So moved by Roger Maughmer, Seconded by Sue Woirhaye. Meeting adjourned by Roy.

Next Annual Meeting will be on Saturday, September 3, 2022