

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

Wold Tract & Improvement District

Annual Meeting Minutes 2023 – Adopted 8/31/24

September 2, 2023, 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 fifty-seven Wold members and one guest who attended the Annual Meeting.

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:**
 - i. Ann Erickson, President, introduced each member serving on the Board of Directors.
 - ii. Next, Ann recognized and welcomed new owners to our Wold Community: Rikke Liska & Noelle Liska (57 Sommers Rd.); Douglas Taylor & Sherrie Lyle (8 Sommers Rd.); and Mark & Rebecca Slovik (20 Valley Rd.).
 - iii. Ann recognized and thanked members from Wold who serve with WYCO Volunteer Fire Department: Terry Walling; Mike & Allison Bruce; and Cody & Lindsay Tully. We appreciate your time, commitment, and service! Terry Walling gave an informative update from WYCO VFD.
 - Funding is a big challenge for the fire department. She shared that a little over \$70,000 was raised at this year's fundraiser. These funds, in addition to the \$1750 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. Julie Kokes, Secretary, shared that she has been working Patti Rinehart to establish a method for individuals to give monthly to the fire department. You can now give a monthly donation from your bank to theirs via Zelle. Contact Julie for more information. The fireman's boot is at our meeting today for donations. Today, another \$120 was raised. 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.
 - WYCO VFD has several needs. First and foremost, they need new members. The department is made up of volunteers from the surrounding area. There are many ways to be involved – not just active firefighting. Julie has emailed the application and information out to all owners, or you can contact Terry.
 - Second, the fire truck repairs and improvements are ongoing. Maintenance expenses are significant to maintain the proper equipment.

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- They now have two new wildland trucks. Truck WYCO 1 was purchased with FEMA Grant money. This truck was the result of many hours of grant writing. A special thanks to Patti Rinehart for all she did to help. This truck is in Louisiana with three WYCO firefighters fighting fire. One of those people is Wold cabin owner, Mike Bruce. Truck WYCO 2, which was at the meeting, was purchased with WYCO Associates money which is funded by donations. Many thanks to people, like those from the Wold Community, who generously give to the VFD Associates. Both trucks are mostly outfitted.
- The Fire Department annually reviews water resources available in each community. If you have added or are interested in adding a water source on your property, you can talk to one of the members for more information. We have one 1,000-gallon tank in our community at the Schmidt cabin on Sommers Rd.
- They also review roads to make sure that their equipment can navigate the roads. Julie Kokes, Secretary, interjected that this past year individual owners were contacted and asked to trim a tree, cut a branch, or remove a tree. In every single instance the owners gave permission. We have a wonderful community! Terry went on to share that the Department will come into a community to do training and practice if Wold is ever interested. WYCO VFD members have completed various in-person and online training for wildland and medical assistance.
- Sue Miller, guest, asked what was going on with the trees being placed in the fire breaks by the Forest Service. She also wanted to know what the relationship was between the Forest Service and WYCO VFD. Terry responded that they have a good working relationship at this time. However, she was unable to speculate on the Forest Service plans. Firefighters have attended some training that the Forest Service made available. The information was helpful, and the firefighters learned a lot.

c. **Announcements:** Ann Erickson, President proceeded with the following announcements:

- i. Restrooms are available in several locations.
- ii. Water, lemonade, and muffins are available in the back corner.
- iii. Thank you to the volunteers who helped with the Highway Clean Up today. We had a large turnout with thirty-four people who showed 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. We are having a hamburger fry following the meeting. We hope everyone will be able to join us. There is plenty of food.

d. **Determining a Quorum** Secretary, Julie Kokes reported that, based on registration and proxy votes, there was a quorum present with 66 voting members and proxy votes present. She thanked everyone for working to get proxy forms turned in. That made an enormous difference.

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.

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3. **Approval of Previous Minutes** The minutes from the 2022 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. Roger Maughmer made a motion to approve the minutes as posted. Sue Miller requested that the minutes be read aloud prior to the vote. Julie Kokes, Secretary, read the minutes. Sue Woirhay made a motion to accept the 2022 Annual Meeting minutes as posted. 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 \$7,380.80. She noted that the difference between last year's balance at this same time and this year's balance was that this year the road work had been completed and paid for prior to the meeting. Last year, it was still in progress. 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 2023 Fiscal Year; 2023 Actual Usage Report; and 2024 Budget. All these reports are available for viewing on the Wold Improvement website under the Financials tab. Following her report, Deb asked if any had any questions. While there were no questions, one owner expressed, on behalf of the community, thanks to Deb for her work on the Wold financials. It is a big job, and her concise reporting is appreciated. Deb Raben moved to accept the Treasurer's Report. Dave Urasky seconded the motion. It passed unanimously.
5. **Unfinished Business**
 - a. **Road Maintenance 2023 Update** Ann Erickson, President, updated the membership on improvements made to the roads throughout Wold Tract. It has been a good year for road improvement. Ann thanked all owners for following the rule of 'leaving 6 inches of snow' when pushing or blowing snow so that the road product is not scraped; and for getting permission before blowing or pushing snow onto another person's property. She expressed how thankful we are to have PJ Saputo from Deuces Dump Services to work in our community. He has a firm understanding of how to improve the roads considering erosion, rocks, granite slabs, etc. The rock water bars that he has placed in problem areas throughout the community have really helped with water run-off. He worked extensively throughout the summer until all budgeted funds were used up. He will be back in June of 2024 to continue where he left off. Individual owners also appreciated having PJ in the community for hire to help with dirt-work on their property. If anyone is aware of an issue on the roads, please let a board member know.
 - b. **Wold Mailboxes** Julie Kokes reported that despite numerous attempts to visit with the Laramie Postmaster via email, phone calls, and in-person visits, she has been unable to get a response. She will continue to work on it. She reminded owners that 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.
 - c. **District Website & Communication:**
 - i. Julie Kokes, Secretary, thanked all owners for communicating new addresses, emails, and phone numbers to her. As there are several cabins that are in the process of being sold, she will email updates to the directory and Wold Map later this fall. Directories are available at today's meeting.

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Those unable to attend can 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 also has large maps available for emergency agencies. 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.

- d. Julie shared with owners that she has a list of “Resources & Services” available for anyone interested. It is not an endorsement of work, necessarily. However, it does give owners a list of businesses and services that are willing to come to the mountain to complete work. Owners have shared contacts and names of people with her to add to the list. If you have the name of a person or business, please let her know. Wells Raben suggested that it be added to the website and the Wold Directory. She will get this done.

6. **New Business**

- a. **Director Elections** There are three positions to be elected to the Board of Directors this year. The election will be a mail-in ballot. Terry Walling, Julie Kokes, and Eric Brown all filed to run for election.

7. **Questions from Membership**

- a. Sue Miller asked if the Evacuation Plan was completed by Albany County. Julie shared that this project is an exceptionally large one that Albany County is doing. It involves many agencies and organizations. It is not complete currently. However, there is nothing more for Wold to do related to the plan.

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 a couple of longtime cabin owners who passed away in 2022. However, we did not find out until after last year’s Annual Meeting.
 - Nancy Aragon – Jan. 22, 2022 (Nancy and her husband, Michael, have been longtime cabin owners.)
 - Dan Pauli – June 29, 2022 (Dan and his wife, Jackie, have been longtime owners.)
- b. We would like to acknowledge owners and their family members who have passed away this past year.
 - Zane Michael Bellis-Oliver – Sept. 4, 2022 (Zane was the great-grandson of owner, Melita Bellis.)
 - Ruth Langley – Sept. 17, 2022 (Ruth and her husband, John Langley, were cabin owners in Wold for many years. She is also the stepmother of cabin owner, Jan Loftin.)
 - Stella Contos - March 22, 2023. Stella, and her husband, Sam, have been longtime cabin owners.)
 - Danny Keith Hough – July 5, 2023 (Dan and the Hough family have been longtime cabin owners.)

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- Bonnie Davis – August 2023 (Larry & Bonnie were longtime owners in Wold.)
- Casey Quinlan – Aug. 24, 2023 (Longtime owner on Valley Rd.)

9. **Adjournment** Ed Keever made a motion to adjourn the meeting. Morris McGaugh seconded. Motion approved.
The Annual Meeting was adjourned. Next year's meeting will be Aug. 31, 2024.

Sincerely Submitted,

Julie Kokes

Secretary