

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

Eric Brown – Director

Terry Walling – Director

Notice of Board Meeting

Notice is hereby given that the Wold Board of Directors will hold an open Board Meeting
on Tuesday, July 9th, 2024,

immediately following the 7:00 p.m. Budget Hearing at 11 Valley Road Laramie, WY

Or by joining Google Meet: <https://meet.google.com/ysv-uuzk-rpj>

Board of Directors Meeting Minutes – Approved May 15, 2025

Tuesday, July 9th, 2024, at 11 Valley Road or by Google Meet <https://meet.google.com/ysv-uuzk-rpj>

Board Members Present: Ann Erickson, Julie Kokes,

Board Members Present via Google Meet: Deb Raben, Eric Brown, Terry Walling

District Members Present: Lee Erickson, Kent Kokes, Sue Woirhaye (via Google Meet)

Guests: No guests present

1. **Call to Order** Ann Erickson, Board President, called the Board of Directors Meeting of the Wold Improvement and Service District to order following the Budget Hearing at 7:12 p.m.

a. **Announcements** For information purposes:

- With all five Board members present, there is a quorum of the Board.
- Julie Kokes is taking minutes.
- Written and web reports presented are maintained in District records at the Albany County Clerk's Office. Julie Kokes, Secretary, also maintains all written records and reports on the Wold Website (www.woldimprovement.com) and in the District's file boxes.
- Online Meeting Participation Disclaimer: *The Wold Board of Directors will provide the option to join this meeting remotely. This online access enables individuals to participate through a personal device. While every effort will be made to facilitate online access, the Board is not responsible for the sound or video quality of the online meeting. By joining the meeting online, you agree that you will not save, record, share or post this session or any photos from this session without prior permission.*
- We would like to welcome Jeff & Kelly Raisley to our community. Jeff & Kelly purchased the cabin at 4 Sommers Road. You can add their contact information to your directory:
35844 Avery Drive Eaton, CO 80615 kraisley@aol.com
Jeff 970-302-5784 Kelly 970-302-9421

2. **Adoption of Agenda:** The agenda was revised to include the following items under New Business: Owner Thank You; Slash Pile; and Firewise Program. It was also revised to remove 'and individuals' under the Fire Assessment of Wold. Deb Raben made a motion to accept the agenda as amended. Julie Kokes seconded. The motion passed unanimously.

3. **Minutes:** Terry Walling made a motion to approve the Jan. 30, 2024, Board of Directors Meeting minutes as posted. Eric Brown seconded. Motion passed unanimously.

4. **Standing Reports to Board**

a. Treasurer's Report: Treasurer, Deb Raben, presented the Treasurer's Report. She went over income and expenses in the report. Deb also let the Board know that the books will be audited this summer. The current checkbook balance is \$15,642.97. No action was taken.

i. There were no claims for payment.

Ann thanked Deb for the report.

b. Board Essential Calendar & Timeline Reports (Note: This is a new agenda item which ensures that all reports and Board actions as required by the state are completed prior to the deadline.) The following required tasks were completed prior to the deadline:

- Secretary Julie Kokes, Secretary:
 - o Submitted Board Minutes to Albany County Clerk
 - o Created and posted notifications for the Budget Hearing and Board Meeting
 - o Uploaded new documents to website and emailed owners
 - o Updated Ownership List to reflect new owners in Wold
- Treasurer: Deb Raben, Treasurer:
 - o Monthly Reports (Bank Statement and Statement Reconciliation Report) submitted to Albany County Clerk
 - o Filed the 2025 Proposed Budget and 2025 Budget Hearing Notice with Wyoming Department of Audit and Albany County Assessor
 - o Renewed the Treasurer's Bond and submitted it to the Albany County Assessor
- Secretary & Treasurer:
 - o In May & June, carefully reviewed the Wold ownership list to align current ownership to Albany County's current ownership tax list.

c. Committee Reports: There were no committee reports.

d. Presentations to Board: No presentations to the Board were made.

e. Public Correspondence: Julie Kokes shared owner emails thanking the Board for the work they do.

5. Unfinished Business

a. 2024 Board Calendar & Timeline Tasks to be Completed (Note: This is a new agenda item which ensures that all reports and Board actions, as required by the state, are completed prior to the deadline.)

- Treasurer, Deb Raben, will:
 - o Submit the verification and alignment of ownership to the Albany County Assessor
 - o Submit Approved Budget to Wyoming Department of Audit and Albany County Clerk within three days.
 - o File the F32 Report with Wyoming Department of Audit
- Secretary, Julie Kokes will:
 - o Submit approved Jan. 30, 2024, Board Minutes to Albany County Clerk
 - o Notify membership of Annual Meeting by Aug. 1, 2024 (Annual Meeting is Aug. 31, 2024)

b. Entrance – Trees Ann Erickson reminded the Board that she had contacted the Wyoming Department of Maintenance Supervisor several months ago to see if they could trim the trees along the roadway to the south along Highway 230. The trees made it difficult to see oncoming traffic. She reported that WyDot did cut down a few of the trees which improved the view of oncoming traffic. While WyDot did pick up the trees, they left the old tree debris in the roadway ditch.

c. Fire Assessment of Wold WYCO VFD was in Wold to assess the Wold community including roads, water sources, turnaround areas, etc. Their report has been posted on the website and emailed to Wold owners.

d. Road Improvement 2024 Board members and interested owners accompanied PJ Saputo (Deuces Truck Service) on a tour of Wold this morning, July 9, 2024, to inspect and assess named roads in the community. Areas of concern were flagged with white flags. Please leave these flags in place so no

areas are overlooked. Overall, the road improvements completed over the last couple of years are holding up. It is encouraging that the product and improvements are withstanding weather and traffic. This allows us to work on additional areas of concern in our community instead of reworking the same problematic areas again and again. All roads within Wold will require improvements, maintenance, and product in various locations. Drainage and potholes are the biggest issues. PJ showed the board a sample of the granite product that he recommends for the roads. It is composed of small granite chunks and granite fines. The board examined the product and approved its use. Work will begin July 10th, 2024.

e. Department of Audit

- Publicizing/Notifications - Julie Kokes, Secretary, has been working with the Wyoming Department of Audit to make sure we are meeting the statutes regarding publication and notification of Wold business. The Auditors determined that it is not a requirement to publish in a Laramie newspaper or location. Notifications will be made in three places: Wold website & emails to owners; Wold Community Bulletin Board; and WyColo Lodge.
- Reserve/Savings Account – Julie Kokes and Deb Raben have also been working with the Wyoming Department of Audit to discuss options to set aside money for the budgeted line-item “Ticks Snow Removal Commitment”. As required by our agreement with Wyoming State Trails, this money should be set aside for use per the agreement. It is in the Wold Budget annually. It throws off the budget as it appears to be a proposed annual expense when in fact, it is rarely used. By setting aside the money in a savings or reserve account, our budget would more accurately reflect the ongoing, annual expenses. After several discussions with the auditors, it was determined that a saving account would be more advantageous than a reserve account. A savings account would allow the Board to place the designated funds for plowing into the account along with any excess funds into the account to be used for unexpected expenses. Deb Raben shared that she would need to think about where & when the funds would come from to establish the initial balance in a savings account. The Board would also have to give thought to how the account would be replenished if the funds were used. Julie Kokes made a motion to open a savings account over the next few months with the object of building the balance to meet the WY State Trails commitment. Once the \$3,000 has been established, funds over this amount could be used for emergencies or unexpected expenses. Eric Brown seconded the motion. More discussion took place about the logistics of how much money could be placed into the account initially, how to replenish the account, and what is a reasonable amount to keep in the account. With no more discussion, Ann Erickson called for a vote. All board members voted to approve opening a savings account. The motion passed. Opening the account will be the first step. Deb and/or the Board will continue to work out the procedures and practices for using the savings account over the next few months.

f. Emergency Exit

- Locks – Eric Brown reported that he had checked the keys and locks for the emergency exit on Upper Road. The keys open both silver locks. These two locks and chain are threaded through two bronze locks. After a discussion, it was decided that the bronze locks were useless. Eric will change the configuration to only use silver locks. The Forest Service and WYCO VFD also have keys to open the gates in case of emergency.
- Clearing fallen trees – Julie shared that her husband, Kent Kokes, used his skid steer to clear fallen trees and debris on the emergency exit trail. He will continue to monitor it to make sure it is clear.

6. New Business

- a. 2025 Budget Approval** Eric Brown made a motion to approve the 2025 Wold Budget as presented during the Budget Hearing. Terry Walling seconded the motion. All were in favor and the motion passed unanimously.

- b. Owner Thank You!** Julie Kokes shared the overwhelming positive response from owners in getting the roads in Wold trimmed to 12 feet wide and 12 feet tall for fire equipment clearance. Owners were willing to have the work done to ensure equipment can easily pass through. Thank you for your positive attitude and willingness to get trees trimmed! Kent & Julie have been working to complete the work. There are still some roads that need to be trimmed. They will get to those in the next couple of weeks. Ann Erickson shared that Wold had a very busy week over the Fourth. Many owners were busy working on fire mitigation on their properties. Throughout the community, owners sawed, trimmed, raked, piled, and hauled! Neighbors helped other neighbors, families helped one another, and a huge improvement was made in Wold to reduce the fire risk. Our owners ROCK! THANKS for all your hard work.
- c. Slash Pile Update** With all the work taking place, the slash pile kept growing. Kent Kokes pushed up the slash pile twice in a ten-day period. It doubled in size. This is awesome! Owners shared that they were running out of room on the south end and were reluctant to use the north end of the slash pile due to leftover debris from previous fires. They were worried about puncturing tires or getting high centered. To solve this problem, Kent lightly scraped the surface on the northern side of the slash pile to push all the debris into a pile. This will allow owners to dump on the northeast and northwest sides of the slash pile. He also noted that people were doing a great job of backing up as close as possible to the slash pile. This makes pushing it up much easier.
- d. Firewise Program** The Firewise Program is a community-based program to reduce the risk of wildfires. As the WYCO VFD community assessment showed that our greatest risk for another wildfire is within our community due to excess fuels, needed fire mitigation, etc., this program is an option to reduce the risk. The Board has been reading and learning about the program. Julie Kokes, secretary, has been completing training and working to learn the details about the program. Cabin owner, Cody Tully, is the Wyoming State Liaison for the program. He has been extremely helpful in answering questions and giving guidance. The process to join the program is simple – apply, organize a board/committee, conduct the community assessment, and make an overall 3-year plan for improvement. The positive outcomes of the program would be a reduced fire risk in Wold, a certificate of recognition identifying Wold as a Firewise Community, and the possibility of grants to help get additional fire mitigation completed. The Firewise Community identification seems to be an item insurance companies are using to establish insurability and prices. This is a benefit to every owner. Ann Erickson and Deb Raben shared how the program is like the one that Lane Lyndley assisted owners with several years ago. Please note, there is a big difference – individual owners do not get paid a stipend for completing fire mitigation tasks. As part of the program, individual owners have the option to request an assessment of their property for fire risk. The only requirement of owners would be to report hours worked on fire mitigation/Firewise activities to the program lead person. There is no paperwork for individual owners. The Board shared different aspects of the program that they learned about in their research. Eric Brown made a motion for Wold to participate in the Firewise Program with Julie Kokes serving as the board/committee lead. Terry Walling seconded the motion. Ann Erickson asked for discussion. Board members shared that membership to the Firewise board/committee should be open to all owners. With no further discussion, Ann called for a vote. All board members voted in favor. The motion passed unanimously. If you would like to be on the Wold Firewise Board/Committee, please contact a board member. It should also be noted that part of the process is to document characteristics of our community. Once established, committee members will be driving around the community to record key characteristics. Julie will let everyone know prior to this happening so people are aware. We are excited about this program for Wold! Please take before and after pictures of any fire mitigation projects that you do on your property. You can text them to Julie at 970-580-8108.
- e. Entrance Lighting** For the past year, Board has been looking into the possibility of adding a brighter, bigger light at the entrance to Wold. There has been some feedback from owners that the solar light is sufficient. Others do not want a bright entrance light, feeling that this would just invite strangers into the

community. Ann has had difficulty getting possible resources to be specific in the actual cost to install and ongoing monthly cost. In general, the estimate given last spring indicated that the project would be expensive to get the light installed. There would also be an ongoing monthly utility bill. With the input from owners, the seemingly high installation cost, and other issues facing an additional light, it is concerning to proceed. Lack of motion to proceed means that the Board will not pursue a bright light at the entrance of Wold.

- f. **Signs** While trimming branches, two Wold road signs were found. Kent Kokes will purchase two treated posts and get these signs put back in place. An owner found the two Bergstrom Road signs that have been misplaced for a couple of years and brought them to the Kokes shop. The green "Welcome to Wold" sign for the entrance of Wold has been found and posted. This includes the message that there is no access during the winter. Hopefully, guests and delivery people entering Wold will read the sign and not get stuck on our roads in the winter. The small Wold sign along Highway 230 in the roadway will be moved from the north side of the Maughmer driveway to the southside. Hopefully, this will take care of people turning into their driveway. If you find a sign that has fallen such as a road name sign or speed limit sign, please get it to a board member so it can be put back up.

7. Open Comments & Discussion No comments or discussion from the community took place.

8. Adjournment Eric Brown made a motion to adjourn the meeting. Deb Raben seconded the motion. All voted in favor and the motion passed. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Julie Kokes, Secretary