

WOLD IMPROVEMENT & SERVICE DISTRICT

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

Board of Directors

Roy Aiken – President

Ann Erickson – Director

Julie Kokes – Vice President/Secretary

Terry Walling – Director

Debra Raben – Treasurer

Board of Directors Meeting Approved June 22, 2023

Monday, January 23, 2023, 1:00 p.m.

at the Home of Lee & Ann Erickson, Laramie, WY

<https://us05web.zoom.us/j/89476915335?pwd=U0wzQzk3aUNVUWtVRkN2Z0dWRE5Ldz09>

Board Members Present: Roy Aiken, Deb Raben, Ann Erickson, Julie Kokes

District Members Present: Shirley Aiken, Lee Erickson, Kent Kokes

District Members Present via Zoom: Terry Walling

Guests: No guests present

1. **Call to Order** Roy Aiken, Board President, called the Board of Directors Meeting of the Wold Improvement and Service District to order at 1:03 p.m.

a. **Announcements** For information purposes:

- With four 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.

2. **Agenda:** The agenda was reviewed. Emergency Route Map was added as an item of business under Unfinished Business.

3. **Minutes:** Ann Erickson made a motion to approve the July 12, 2022, Board of Directors Meeting minutes as posted. Deb Raben seconded. Motion passed unanimously.

4. Standing Reports to Board

a. **Treasurer's Report:** Treasurer, Deb Raben, presented the Treasurer's Report. The current checkbook balance is \$14,388.71. Deb Raben moved to have the Treasurer's Report approved as presented. Ann Erickson seconded. Motion approved unanimously.

5. Unfinished Business:

a. **Wold Mailboxes** Julie Kokes, Secretary gave an update on getting additional mailboxes at the entrance to Wold. Once again, she reported that very little progress has been made despite numerous phone messages, emails, and phone calls. The statewide maintenance inspector for the USPS did not ever show up to inspect the cement pad and surrounding area in Wold. The original request to the Postmaster was made February 2022. Julie stopped at the Laramie Post Office to visit with the Postmaster in person today. However, he was gone to lunch and unavailable for several hours. She will continue to attempt to talk in person with the Postmaster. *We are still trying to find out the names of the owners for the current mailboxes 3, 6, 7, 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. Per USPS rules, owners 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,

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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: 3, 6, 7, or 12.

Julie reviewed the two options that can be considered to get additional mailboxes installed at the entrance to Wold Tract for cabin owners.

- 1) The Board can continue to attempt to communicate with the Postmaster. (At the time of the original request, the Postmaster told Julie that the USPS no longer supplied mailbox units for rural areas. It was the responsibility of the owner or the Homeowners' Association to purchase and install mailboxes. However, he did have a spare 16-unit mailbox that could be used at Wold if the statewide inspector approved of the location.) We can continue to work to get the statewide maintenance inspector to come to Wold during 2023. Hopefully, he will approve installing an additional unit. At this point, we have no way of knowing if the 16-unit mailbox is still available for Wold Tract to install.
- 2) Wold can purchase a 20-unit mailbox that can be mounted on a cement pad near the current mailboxes and install it. The cost for this would be approximately \$2,179. Owners wishing to have a mailbox located at the entrance at Wold could purchase one for approximately \$110. While this is the quickest way to solve the issue, Julie shared that we need to verify that the Postmaster will indeed change the location from where cabin owners currently pick up their mail to the new location. Keep in mind that if an owner purchases a mailbox in the new 20-unit box, it would then be attached to the property address. Like the current mailboxes, owners would not be able to transfer or give their mailbox to another owner (per the USPS rules).

There are several unknowns that need to be worked out before proceeding. *Will the Postmaster change the location of mail delivery? Are the owners interested in a mailbox willing to pay \$110 to have one? Is there still a 16-unit mailbox available for Wold Tract to install? How can we get the statewide inspector to come to Wold?* Julie will continue to work on the mailbox issue.

Additional to what Julie shared, Deb Raben also had some information to share regarding the mailbox issue. To help determine whether there was a mailbox attached to their property, she mailed herself a letter from her home in Torrington to their cabin address. The letter did not get returned. She also went to the Postmaster to see where the letter ended up. The Postmaster was not available. She eventually learned that there is a mailbox attached to their property. It is located at the WyColo delivery location. When contacting the postmaster to determine whether you have a mailbox at Wold, owners should also inquire if there is a mailbox attached to the property address at WyColo or Foxpark delivery locations. Please update Julie if you discover anything. THANKS!

- b. **Emergency Route Map for Wold Tract** Roy Aiken updated the Board about the Emergency Route Map for Wold Tract. This map has been something that the Office of Emergency Management has been working on. Not only will the map indicate evacuation routes from within Wold, it will also have information about

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where people should evacuate to, how updates will be shared, etc. There have been a couple of personnel changes at the Albany Office of Emergency Management over the past year. Recently, Julie has worked with Steph Baker, Emergency Coordinator, and Kate Allred, Deputy Coordinator. She will get in touch with them to see where they are at in this process. As this project is their initiative and goal, there isn't anything the Board needs to do. She will report back at the next meeting. Owners may sign up for Albany County Emergency Alerts at: <https://member.everbridge.net/892807736727756/login>

6. **New Business:**

- a. **Director Resignation** Roy Aiken presented and read a letter of resignation from Director, Patty Runyan effective November 30, 2022. The resignation letter will remain in District records. Albany County Clerk also has a copy of the resignation. Deb Raben moved to accept the letter of resignation. Julie Kokes seconded the motion. All voted in favor.
- b. **Director Appointment:** Deb Raben nominated Terry Walling for the appointment of Director for the remainder of the vacant term. Ann Erickson moved to accept the nomination to appoint Terry Walling as Director. Julie Kokes seconded the motion. No discussion was held. The motion passed unanimously. Terry Walling will be Director at large. Julie Kokes will notify Albany County Clerk. Welcome, Terry, we appreciate your willingness to serve our community!

7. **Open Comments & Discussion** Roy Aiken opened the floor to all present for any items they wanted to discuss.

- a. **Budget:** Deb Raben shared that the Wold Budget is not a *balanced budget*. If we truly paid for all expenses listed in our budget, our income would not be sufficient to cover it all. Julie inquired if this was for the current budget or if it has been a longtime issue. Deb replied that the budget was not balanced from before the time that she took on the job of Treasurer. The reason we haven't ever had to deal with the issue is because something always comes up on the expense side of the budget that doesn't require the expenditure. However, she noted, it isn't a good way for us to do business. It is only a matter of time when all expenses are actually incurred during a fiscal year. Before she leaves office in 2026, she plans to work hard to create and present a balanced budget for Wold Membership. She is currently reviewing all historical transactions to determine a reasonable accurate amount for the budget. Some areas will likely need to be trimmed. Likewise, it is also possible that the assessment paid by owners will need to be increased. Currently, she is analyzing and working on finances. She doesn't have any recommendations or possible scenarios currently. She just wanted to share with everyone what she is working towards.
- b. **Road Improvement 2023:** Roy updated the Board that Kobe Corkle no longer works for Sessions & Sons, and that Sessions & Sons is no longer interested in small projects such as Wold Tract. After reviewing the list of companies and individuals available and willing to work in Wold Tract, it was decided that Roy would contact P.J. with Deuces to see if they are willing to continue with year two of our road improvement project. The Board asked Terry Walling some questions about the product put down on Guffy Road. Board members will inspect the roads after the snow melts in late spring to determine this year's priorities and where we are on the overall Road Improvement Plan. Julie shared that there have been a couple of suggestions about areas of need. There are a couple of spots that have a large rock or tree stump in the

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middle of a road. They are unable to be removed due to the underground gas line. Members have requested to have road base/materials dumped in these areas to make it safer to travel on the road.

- c. **Wold Handbook:** Julie shared that there were no statutes or regulations from the state or county that required revisions to the Wold Handbook. With no revisions being made, it will remain unchanged.

- 8. **Adjournment** Julie Kokes moved to adjourn the meeting at 1:26 p.m. Ann Erickson seconded the motion. All voted in favor of adjournment.

Julie Kokes, Secretary