

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

Terry Walling – Director

Board of Directors Meeting Approved June 30, 2023

Thursday, June 22, 2023, Immediately Following the 7:00 p.m. Budget Hearing

via Google Meet <https://meet.google.com/zhs-biym-fxv>

Board Members Present via Google Meet: Roy Aiken, Deb Raben, Ann Erickson, Terry, Walling, Julie Kokes

District Members Present: Ryan Smith, Kent Kokes

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 7:21 p.m. immediately following the 2024 Budget Hearing
 - 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.
2. **Agenda:** The agenda was reviewed without additions or revisions.
3. **Minutes:** Ann Erickson, Director, made a motion to approve the Jan 23, 2023 Board of Directors Meeting minutes as posted. Terry Walling, Director, 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 \$14,125.96. Deb Raben moved to have the Treasurer's Report approved as presented for the 2023 Fiscal Year ending June 30, 2023. 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. She has been unable to get a response from the Postmaster from sending emails or leaving voice messages. *We are still trying to find out the names of the owners for the current mailboxes 3, 6, 7, and 12.* If you have one of these boxes, please let Julie know. It is possible 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

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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: 3, 6, 7, or 12.

Julie reviewed there are still 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.

- b. **Emergency Route Map for Wold Tract** Julie Kokes, Secretary, updated the Board about the Emergency Route Map for Wold Tract. As this project is their initiative and goal, there isn't anything the Board needs to do. There is not timeline for completion as it is a huge project. This will be removed as a future agenda item for Wold. Remember, owners may sign up for Albany County Emergency Alerts at: <https://member.everbridge.net/892807736727756/login>
- c. **Road Maintenance 2023** Roy Aiken reported that the spring inspection was completed. Snowmelt did not cause as many issues as it has in previous years. However, the continued thunderstorms and large amounts of rain have eroded different spots on named roads within Wold. P.J. (Deuces Trucking) has been actively working on the problem areas. We have used up Road Maintenance budget amounts from both 2021 and 2022. After the new Fiscal Year begins on July 1, 2023, P.J. will continue to work on the roads. This will also allow him to make repairs to his equipment. P.J. has been using Tic's Parking as a staging area for road products and equipment. Please do not help yourself to the road base and road products piled in Tic's. It has been paid for

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by Wold District for our named roads. It isn't for individual use. Kent & Julie Kokes will contact him to offer for him to use their property to dump product for more convenience.

Note: P.J. with Deuces Services is available to be hired by individual cabin owners for dirt work, drainage issues, and road product placement on their property. You can reach him at 307-761-0343.

6. **New Business:**

a. **2024 Budget** Deb Raben, Treasurer, made a motion to approve the 2024 Budget as presented in the Budget Hearing. Ann Erickson seconded. The motion passed unanimously.

b. **Annual Meeting, Sept. 2, 2023** The 2023 Annual Meeting will be held at 10:00 a.m. on Sept. 2, 2023 at the Kokes Shop (13 Valley Road). Highway Clean-Up will take place at 8:00 a.m. The agenda will be posted as the meeting date gets closer. A reminder for owners, neighbors, and friends to notify Julie Kokes when a family member or Wold owner (current or former) passes away. We don't want to miss acknowledging your loss. This year, the Board is planning a picnic following the meeting. Hamburgers and hotdogs will be provided. Start planning what yummy side dish you will bring! More details to come.

c. **Director Elections, Nov. 7, 2023** There will be two board positions open for election. Terry Walling and Julie Kokes are both up for re-election and will be running for re-election. Anyone else interested in being on the Board of Directors is encouraged to fill out an application. (Applications are available on both the Wold and Albany County websites, or you can contact Julie for a paper copy.) The election will be held on Nov. 7, 2023. The Albany County Clerk's office will facilitate the election as they have in the past. August 9, 2023, is the first date for candidates to file an application for election with the District Secretary (Julie Kokes). The last date for candidates to file an application for election is August 28, 2023. If you have any questions or would like to learn more, feel free to contact any current board members.

d. **Owner Contact Information** Julie Kokes, Secretary, shared that owners have been doing a great job of notifying her of changes to their contact information. It is greatly appreciated! You can send updates via email, phone call, texting, or in person.

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

a. **New Clerk Information** Julie Kokes shared that Albany County elected a new clerk last November. Kayla White has been in contact with all Special District Boards in Albany County to establish protocols, expectations, and how her office will support each District. As part of establishing protocols, Kayla has sent a detailed checklist to each Board Secretary that outlines what is required by Special Districts. This comprehensive list aligns with the state statutes for Special Districts. It is an excellent and helpful resource. The Board Treasurer and Secretary both have many responsibilities on the checklist to remain in compliance. Julie shared that it is important for all board members to understand these requirements. Also, this checklist is only to serve as a reminder. It is the Board's responsibility to complete the tasks and get documentation submitted to the Clerk's Office. They do not remind or nag us to get our work done. Deb also noted that we record all contracts and agreements with the Clerk's Office as they serve as they

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maintain all public records for Wold as required by law. She suggested that when new board members are elected, we spend some time training/informing them of things like this. We are very thankful for the work that the Clerk's Office does on our behalf! They are always helpful in a timely and friendly manner.

- b. **Emergency Exit** Kent Kokes installed the final sign this spring for the Emergency Exit which is required as part of the agreement with the Forest Service. This completes all the requirements of the agreement.
 - c. **Easements** We have a handful of easements that are still in progress. Julie will continue to work on this as time allows. New owners can contact her if they have any questions about easements. There is also information available on the Wold website.
 - d. **Land Surveys & Property Lines** Owners need to contact Stiel Survey to get on the list if they would like to have their land surveyed to establish/re-establish property lines. Also, when two or more owners agree to a land exchange of property, please let Julie know so our ownership map can be revised. Thanks.
 - e. **IMPORTANT: Cell phones do not consistently reach the correct Dispatch Center when you call 911. It depends on which tower the call originates from. Please post the number for ALBANY COUNTY DISPATCH at your cabin and program it in your phone. 307-721-2526 You can reach Albany County directly from this number for all emergency services including fire, Sheriff, and ambulance.**
8. **Adjournment** Terry Walling made a motion to adjourn the meeting at 8:02. Ann Erickson seconded it. The motion passed.

Julie Kokes, Secretary