

## **WOLD IMPROVEMENT & SERVICE DISTRICT**

Laramie, Wyoming  
[www.woldimprovement.com](http://www.woldimprovement.com)  
[woldimprovement@outlook.com](mailto:woldimprovement@outlook.com)

### **Board of Directors**

*Roy Aiken – President  
Ann Erickson – Director*

*Julie Kokes – Vice President/Secretary  
Patty Runyan – Director*

*Debra Raben – Treasurer*

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### **Board of Directors Meeting DRAFT**

Thursday, May 5, 2022, 11:00 a.m.  
Cowboy Aviation Conference Room  
(555 N. General Brees Rd., Laramie, WY 82070)

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

**District Members Present:** Mike Ross, Kent Kokes, Shirley Aiken

**Guests:** Frank Romero, Laramie District Ranger; Harold, Albany County Emergency Management Agency

1. **Call to Order** President, Roy Aiken, called the Board of Directors Meeting of the Wold Improvement and Service District to order at 10:59 a.m.
  - **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.
    - Julie Kokes, Secretary, handed out the 2022 dates and deadlines for the Board.
2. **Agenda:** The agenda was reviewed. Secretary, Julie Kokes, suggested that agenda items 5d and 6a be moved to the top to accommodate the schedules of our guests. All board members agreed.

### **5. Unfinished Business:**

**d. Forest Service Emergency Exit Permit** Julie Kokes, Secretary, shared that the Emergency Exit Lease Permit review was complete, and the Forest Service Permit had been issued. The Emergency Exit goes from the curve in Upper Road to Tic's Parking. It will be the District's responsibility to keep the emergency exit cleared of debris, fallen trees, etc. through yearly maintenance. This will not be a named road – only an alternative exit to be used during an emergency. The Forest Service and Board of Directors are requesting everyone's assistance in keeping people from using the emergency exit. (Note: The Fire Department can test it, run exercises on it, etc. by letting the Forest Service know in advance.) The Forest Service Law Enforcement Officer (Peyton McCulley) has authority to write tickets to violators.

After reviewing the gate specifications in the permit, a discussion took place about what materials would be needed. Deb Raben, Treasurer, reminded the directors that all materials would need to be purchased by June 30, 2022. Frank Romero was flexible in the style of gates that could be used. It was decided that Kent Kokes would talk with Chad Dingess or James Rinehart to determine how wide the gates should be considering the turning radius of fire equipment. Then, he will purchase the gate materials. Roy will purchase the reflective signs

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that will be attached to the gates along with materials to attach the signs. (Both will submit receipts to be reimbursed.) A workday will be scheduled later this spring to construct and install the gates.

### ***Forest Service Update, Frank Romero, District Forest Ranger:***

- The Forest Service will be working hard to get things back on track following the last couple of years of Covid where offices have been closed and personnel have had limits on what they have been allowed to do. There have been many recent hires to fill positions. You will see a much broader presence throughout the forest with things getting done and opened back up. It is an exciting time for improvements, fire mitigation, fire reseeding, campgrounds opening, and work being done with wildlife. They are excited to be back at it. Note: If you know of anyone 18 years or older looking for a summer job, please have them apply. The Forest Service has summer positions available.
- *Fire Mitigation:* The Forest Service is anticipating another active fire season. Just watch or read the news to see that we no longer are facing a fire 'season' and now consider it a fire 'year'. The Forest Service is strongly urging all owners to consider aggressive fire mitigation around their properties. While we know people own cabins in the mountains to live among trees, cutting back trees from your cabin greatly increases your chances of saving your property. Cutting up branches on outer trees, cutting away the green forest floor, hauling away dead debris, etc. will all help you save your property. We cannot stress enough that your efforts to protect your own property really makes a difference in which cabins are saved. The Forest Service is building strong partnerships with EMS, the Emergency Management Office, and other agencies to build on what we have learned these past five years. We have learned a lot and it has changed some of how and what we do. We are working closely with our mountain communities too. An example of this is Wold. Your community does a great job of working on fire mitigation, using the slash pile effectively including policing it so that it doesn't become a junk pile. It makes our job easier and makes it a safer community for everyone. Landowners who border forest property can cut down dead fuels to minimize forest fire potential if it isn't used for firewood. If multiple trees or a large area needs to be mitigated, just talk to our office and we will work with the individual. Jeremy McMann is the new Fire Manager Officer (FMO) who will be managing fires and fuel programs.
- *Reseeding:* If you have reseeding that needs to be done due to fire damage or fire mitigation, please reseed with a native mixture. You can contact the NRCS or the UW Extension Office for assistance. There are grants and programs that are starting all the time. Check back often – just because there isn't one now doesn't mean there won't be one in three months. They can also help you with seedlings.
- *State Trails Update:* As you have been hearing, the snow removal contract cycle has ended for Tic's Parking. State Trails will be putting out another contract for bid (usually around July). If you know of

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a local person, encourage them to apply. If there isn't anyone local who bids on the contract, the contract will remain unfilled. Snowmobiling continues to grow in Wyoming. With WyColo coming back online, we have seen an increase of trail use. It is important that we get someone to bid on this contract so that Tic's can continue to have snow removal during the winter months.

- *OHV Trails & Forest Service Roads:* There is only one OHV trail in this area. It starts at WyColo. This is the only trail that that it is legal for licensed drivers to ride on. (Legal driving age is 16+ years old with a driver's license or 15+ with a driver's permit AND a licensed adult with them.) State Forest Service roads are NOT OHV trails. These are gravel roads built for automobiles. There has been a huge increase in OHV vs. auto accident in recent years. Unlicensed OHV riders driving on Forest Service roads can be ticketed.
- The Forest Service will not allow livestock grazing on the burn areas of the Mullen Fire in 2022. Grazing will resume in 2023. Grazing will be allowed on the southeast and east sides of Highway 230 again this year.
- The Forest Service Offices will resume full, in-person operations on June 5, 2022. There offices will drop all Covid restrictions and be fully open for business.
- They are going to try to open additional campgrounds in 2022. Limited staff and Covid greatly reduced the number of campgrounds open over the past couple of years. This has increased campers throughout the forest. There will also be an increased crack down on long-term campers throughout the forests. You can only camp 16 consecutive days maximum in one locale attended or unattended. People will no longer be allowed to set up 'camp' for several months. If you notice a camp, please notify the office.
- As you have probably heard in the news, the Rainbow People are expected to come 'somewhere' near Walden/Steamboat/Granby, 'sometime' this summer. Many will most likely travel via the interstate then via Hwy. 230. Please be aware and be prepared. Tic's and other parking areas might be stop off spots. Keep in mind – there is no overnight parking in Tic's. If you are doing a construction project or something at your cabin and need to leave a trailer for a few days in Tic's, let our office know. Otherwise, we will be taking note of overnight vehicles.
- The community of Wold follows all fire restrictions for Albany County. Even though Wold is surrounded on three sides by the forest, it is governed by Albany County.

## **6. New Business**

### **a. Emergency Evacuation Routes (Albany County Emergency Management)**

Harold joined us to go over the Guidelines for Evacuation from the Albany County Emergency Management Agency. Albany County is currently reviewing all evacuation plans for communities. These guidelines include routes, communication stations and methods, agencies, zones, etc. Harold and directors discussed the

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current guidelines. He took notes where there are questions. We will continue to work together until we have a strong plan for our community.

The Board thanked both Frank and Harold for their time and valuable information.

*Note: At this point, we returned to the regular agenda items.*

3. **Minutes:** Deb Raben made a motion to approve the Dec. 10, 2021, Board of Directors Meeting minutes as posted. Patty Runyan seconded. Motion passed unanimously.

#### **4. Standing Reports to Board**

- **Treasurer's Report:** Treasurer/Director, Deb Raben, presented the Treasurer's Report. The current checkbook balance is \$14,244.85. All income and expenses were for typical budgeted items with no exceptions. Deb Raben moved to have the Treasurer's Report approved as presented. Ann Erickson seconded. Motion approved unanimously.

#### **5. Unfinished Business:**

- **Revision of Bylaws Election Results:** Julie Kokes, Secretary, shared the voting results of the Special Election held Dec. 10, 2021 – Jan. 10, 2022, along with a letter of certification of the election results. (Unofficial results have been available and posted on the website since the election.) Both the proposed amendment to the bylaws and the speed limit revision passed. Patty made a motion to accept the results going into effect on May 5, 2022. Deb Raben seconded the motion. Motion carried. Julie Kokes will get the new Bylaws updated on the Wold website and recorded with Albany County.
- **Wold Handbook Update** As a result of the election, Julie will get the handbook revisions made and updated on the website. The current Wold Handbook is available on the website for Wold Property Owners.
- **Signage Updates in Wold**
  - **New Speed Limit Signs** New speed limit signs will be needed in our community because of the election. Deb Raben has been in Wold over the past couple of days. She walked the roads to note where signs were currently posted and/or would be needed. A discussion took place. Ann Erickson made a motion to purchase eight (8) new 10 mph speed limit signs. Patty Runyan seconded the motion. All voted in favor and the motion passed unanimously.
  - **Emergency Exit Only Signs** These signs are finished and waiting in the Kokes shop for installation. We will have a workday this spring to get new signs installed.

#### **6. New Business:**

- **Emergency Evacuation Routes** *already discussed*
- **2022 Road Maintenance** Julie Kokes, Secretary, read owner correspondence regarding roads within Wold. The Board reviewed the Road Work reports from the previous two years and discussed road work plans for 2022. We will continue to work on our multi-year plan to improve roads. Board members have been up to inspect the roads that have had snow melted. Most roads in Wold are still covered in snow. The roads are in better shape than previous years. Board members will walk the roads with Kobe Corkle later this spring when all snow has been melted. (2023 will be the next bid cycle for roadwork in Wold Tract.) The road coming into Wold from the slash pile is a Forest Service Road – not a Wold maintained road.

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- **Wold Tract Maps** Deb Raben wondered if we had any more maps of Wold on hand. Julie will check at the cabin but doesn't think we have any. After a discussion, we decided to get 15 more maps printed to have on hand in case we have a fire. In the past, we have been able to give these maps to the firefighters so they can navigate around Wold.
  - **Budget 2023** Deb is beginning to work on the proposed budget for 2023. She asked all directors to review the expenses to-date and share any input or suggestions over the next couple of weeks.
  - **Wold Mailboxes** Julie Kokes shared that there is an issue with U.S. postal mailboxes for Wold owners. There are several owners who cannot get mail delivered at Wold. Some get mail at WyColo, some get it at Foxpark, and a couple get it in Laramie. They were told they cannot get it at Wold. There has also been some confusion about deceased people having a mailbox, previous owners, etc. Julie contacted the Albany County Postmaster and Albany County Commissioners to determine how the issue could be resolved. The good news is that we can get it resolved. The bad news is that it isn't going to happen very fast.
    - Mailboxes are the property of a physical address to which they are assigned and always stay attached to the property. When the property is sold, the mailbox goes with it. When someone dies, the mailbox goes with the property as part of the estate. You cannot give or transfer your mailbox to another property. That being said, some of our owners might have a mailbox and not know it. 😊
    - We are looking at options on how to add more mailboxes at the entrance of Wold for owners wishing to have one. We would be doing this in conjunction with the Postmaster. Julie will be emailing out some questions to help us figure out how many mailboxes are needed. Please be watching your email and respond quickly. The sooner we hear back from people, the sooner we can move forward. Keep in mind that we can only move as fast as the post office (government) moves. We are working on it! 😊
7. **Open Comments & Discussion** President Roy Aiken opened the floor to all present for any items they wanted to discuss. No items were discussed.
8. **Adjournment** Ann Erickson moved to adjourn the meeting at 2:09 p.m. Deb Raben seconded the motion. All voted in favor of adjournment.

Julie Kokes, Secretary