

WOLD IMPROVEMENT & SERVICE DISTRICT

Laramie, Wyoming

www.woldimprovement.com

woldimprovement@outlook.com

Board of Directors

Eric Brown – President

Julie Kokes – Vice President/Secretary

Debra Raben – Treasurer

Terry Walling – Director

Charlotte Steben – Director

Notice of Budget Hearing and Board Meeting

Notice is hereby given that the Wold Board of Directors will hold an open Budget Hearing with a Board Meeting immediately following on

Wednesday, May 27, 2026, 7:00 p.m., 11 Valley Road Laramie, WY

Or by joining Google Meet: <https://meet.google.com/ciq-pona-orp>

Board of Directors Meeting Minutes – Draft

Wednesday, May 27, 2026, 7:00 p.m., 11 Valley Road Laramie, WY

1. Call to Order

Eric Brown called the Board of Directors Meeting of the Wold Improvement and Service District to order following the Budget Hearing at 7:14 p.m.

a. Attendance

Board Members Present in Person: Julie Kokes, Eric Brown

Board Members Present via Google Meet: Deb Raben, Terry Walling, Charlotte Steben

District Members Present in Person: Kent Kokes, Glenn Connor

District Members Present via Google Meet: Sue Woirhaye

b. Determination of Quorum

- With all five Board members present, there was a quorum.

c. Announcements (For information purposes):

- Julie Kokes is recording the minutes.
- Written and web-based reports presented at the meeting are maintained in the District records at the Albany County Clerk's Office. Copies are also maintained by the Secretary on the Wold website (www.woldimprovement.com) and in the District's file boxes.

2. Adoption of Agenda

Julie Kokes made a motion to accept the agenda as posted. Deb Raben seconded the motion. The motion passed unanimously.

3. Minutes

Deb Raben made a motion to approve Dec. 3, 2025, Board of Directors Meeting minutes as posted. Terry Walling seconded. The motion passed unanimously.

4. Standing Reports to the Board

a. Treasurer's Report

Treasurer Deb Raben presented the Treasurer's Report. The current checkbook balance is \$21,072.80. There were no claims for payment. Eric thanked Deb for the report.

b. Committee Reports No committee reports were presented.

c. Presentations to the Board No presentations were made.

d. Public Correspondence No correspondence to share.

5. Consent Agenda Terry Walling made a motion to approve the Consent Agenda items as written and posted. Deb Raben seconded the motion. The motion passed unanimously.

6. Unfinished Business

a. 2026 Board Timeline & Calendar Julie Kokes prepared the Board Calendar & Timeline document which indicates board member responsibilities with corresponding due dates for 2026.

- a. Website Domain & Hosting: *Go Daddy* is the internet domain registrar and web hosting company for Wold. The Wold website is maintained on *Google Sites*.
- b. Authorized Depository First National Bank of Omaha (FNBO) is the current depository on record for Wold Improvement & Service District. Signors are Deb Raben, Treasurer and Eric Brown, President.
- c. Meeting Notification & Posting The Board Secretary posts Wold Notifications in 3 locations: Wold Community Bulletin Board; Wold website and emails owners directly; and WyColo Lodge.
- d. Board Policy & Procedures Manual
- e. District Member Handbook
- f. Treasurer and Secretary Reports The treasurer and secretary will prepare the following reports for meetings:
 - Treasurer: Profit & Loss Detail; Actual Expenses Usage Report; Proposed Budget; Approved Budget
 - Secretary: Board Meeting Minutes; Albany County Forms & Reports; Meeting Notices; Board Documents as approved
- g. Accounting Program Deb Raben will use the *QuickBooks* accounting program for Wold financial business. Note: She is able to use this program at no additional expense to the board as she has a personal subscription.
- h. Standing Online Meeting Participation Disclaimer. The Wold Board of Directions will provide the option to join meetings remotely, if available. 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.

6. Unfinished Business

a. Board Essential Calendar & Timeline Reports The following required tasks were completed on time:

Secretary, Julie Kokes:

- Submitted Board minutes to the Albany County Clerk.
- Created and posted notifications for the Budget Hearing & Board Meeting
- Uploaded new documents to the website and emailed property owners.
- Updated the ownership list to reflect new property owners.
- Filed the Special District Records Form with the Albany County Clerk.
- Reviewed and prepared Annual Review of Wold Documents and Consent Agenda Items

- Filed Special Districts Reporting Form; Records Location Form; and Officer list with Albany County Clerk

Treasurer, Deb Raben:

- Submitted monthly reports (Bank Statement and Statement Reconciliation Report) to the Albany County Clerk.
- Completed and submitted required online documents to the Department of Audit.
- Collaborated with the Secretary to verify ownership for 2027 Budget Cycle.
- Filed proposed Budget and necessary reports with Department of Audit

7. New Business

a. 2027 FY Budget

Julie Kokes made a motion to approve the proposed 2027 Budget as presented. Eric Brown seconded the motion. The motion unanimously passed.

b. Road Improvement 2026 Julie Kokes shared that road improvement work has been underway throughout Wold this week.

All roads have been bladed and leveled, allowing material that had migrated to the shoulders to be pulled back onto the road surface. Potholes on all roads were filled using granite fines and small aggregate to improve driving conditions.

The next phase of work involved placing granite road base in problem areas throughout the community. The problem area at the end of Valley Road near the slash pile was evaluated and addressed with the goal of reducing future erosion and road damage.

In addition, several existing water bars were cleaned out and some new water bars were installed to help direct runoff away from the roads and improve drainage.

Update: Since the Board Meeting, all spring road improvement projects have been completed. More than 104 tons of granite road base were used, and every road in the community received attention. While there are still some locations that would benefit from additional road base, significant progress has been made in improving road conditions throughout Wold.

Additional summer road improvements are planned after July 1. More granite road base will be spread in areas where it is needed most.

Thank you for your patience during this work.

c. Road Easements Julie Kokes provided an update on the road easement project. She noted that members expressed at the Annual Meeting that they would like to see progress made on obtaining and updating road easements.

Julie has been working with the District's attorney to prepare easements for properties where documents were misplaced, never completed, or need to be updated for new property owners. She is not revisiting properties where owners have previously indicated they do not wish to sign an easement.

At this time, approximately 6–8 easements are expected to be ready for signature this summer. To simplify the process, Julie recently became a Wyoming State Notary Public, which will eliminate several steps and make it easier for owners to complete the required paperwork.

Property owners will be notified when their easements are ready, and arrangements will be made to meet and complete the signing process. Wold road easements provide for ingress and egress access across Wold roads.

d. Emergency Exit Kent and Julie will check on the emergency exit off of Upper Road this week to remove debris, fallen trees, and new trees growing on the route.

e. Water Sources 2026 & Signs Several owners have added water tanks to their properties this spring. Others are in the process. THIS IS WONDERFUL! If you have added a water source/tank, please let Julie know so an icon can be added to the map for emergency personnel. She will also order you a blue "Fire Department Water Source" sign.

- Owners who would like the fire department to fill their tanks in the spring should contact Terry Walling or email Julie.
- Sue Woirhaye asked about the status of the two donated water tanks from the Woirhayes and Bob and Val Rodekohr. Kent stated that those tanks will be placed within the next two weeks.
- All tanks must be marked "For Fire Use." Owners needing help marking their tank should contact a Board member. Owner, Glenn Connor, has a stencil to mark the outside of your tank. Talk to him if you would like to use it.

f. Signs Two posts were broken over the winter. Kent will get those installed over the next few weeks. The corner turn sign on Valley is also down. It will be repaired.

g. Firewise Julie shared that the Firewise Committee needs to meet. It is difficult to find a time when all members can be present. She will get a meeting scheduled for this summer. Julie noted that community participation in fire mitigation efforts continues to be excellent and greatly assists the committee's work. She will send an email out at the beginning of June reminding owners to track time and money for fire safety.

h. Elections No elections for a board position this year

8. Open Comments & Discussion

a. Water Tank Requirements/Preferences As our community has worked to add water sources throughout the community, there are some questions about valve sizes, tank location, etc. Julie will contact Cody Tully for guidance and clarification. As soon as she has an update, she will email the membership.

b. Sue Woirhaye thanked the board members for all of their time and hard work.

c. Charlotte completed the required state board-member training. Deb and Julie will submit the certificate for their reports.

9. Adjournment

Terry Walling made a motion to adjourn the meeting. Deb Raben seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Julie Kokes,
Secretary