



NAVAJO WESTERN WATER DISTRICT

705 Navajo Road; Walsenburg, CO 81089

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BOARD OF DIRECTORS (REGULAR) MEETING

Thursday, November 13th, 2025 @ 1:00 pm

MINUTES

I. CALL TO ORDER:

The Navajo Western Water District Board of Directors Meeting was called to order by President Dave Rogers on Thursday, November 13th, 2025, at 1:03 pm.

II. ROLE CALL:

The following Board members were in attendance: President Dave Rogers, Vice President Rick Williams, Treasurer Vanna Morningstar, Director Dan Palmisano, Director James Bierly. Water Operator (ORC) Dave Rabideau, Bookkeeper Susan Smith and Office Secretary Debbie Palmisano were present. Also attending the meeting: Deb Greer HOA ARC Committee Chairperson.

III. READING/APPROVAL OF MINUTES: (Debbie Palmisano, Secretary)

Thursday, October 9th, 2025 (Regular Board Meeting)

CORRECTION: Public Comments (4009 Comanche Drive): Paragraph #1: *President, Dave Rogers emailed ERB Law* and was told that the water does indeed go with the property. **MOTION TO ACCEPT THE MINUTES WITH THE ABOVE CORRECTIONS was made by Treasurer Vanna Morningstar. MOTION 2ND by Director Dan Palmisano. Discussion. Vote. UNANIMOUSLY ACCEPTED.**

IV. PUBLIC COMMENT(S):

- A. Deb Greer (HOA ARC Committee) presentation Re: target shooting in Greenspace on 10/28/2025.
 - Deb Greer confronted the resident who was doing the shooting. There was an unpleasant exchange.
 - This is a public health & safety issue. It is a huge concern. Deb Greer (HOA ARC Chairperson) is pushing for enforcement. Deb asked the NWWD Board of Directors if there is anything the NWWD can do since they own the Greenspace. President Dave Rogers will call ERB Law, the NWWD Lawyer, and inquire.
 - o Dave Rabideau, ORC, suggested: Could we put up signs at the entrances to the Greenspace stating, "NO SHOOTING"; "NO FIREARMS", etc.
 - o President Dave Rogers response:
 - 1) How many public entrances are there to Greenspace?
 - 2) Purchase signs stating, "NO SHOOTING/NO FIREARMS" and place at the public entrances
 - 3) Check with ERB Law re: Liability.
 - 4) NWWD will get back to Deb Greer with ERB Law's response.
 - o A lengthy discussion ensued. Deb Greer will bring her concerns to the HOA Board of Directors also.

V. TREASURER'S REPORT: (Vanna Morningstar, Treasurer)

- A. **FINANCIAL REPORTS:** November 2025 – see attached

- **MOTION TO ACCEPT THE TREASURER'S REPORT AS PRESENTED by Director Dan Palmisano. MOTION 2ND by Vice-President Rick Williams. Discussion. Vote. *UNANIMOUSLY ACCEPTED.***

B. BOOKKEEPER'S REPORT: (Susan Smith Bookkeeper)

- Budget hearing in December. Susan will post in the newspaper.

VI. OPERATIONS REPORT:

A. WATER FACILITY OPERATOR REPORT – for October 2025 (Dave Rabideau, Operator Responsible Charge) –

- (see attached)
- March 16th-19th, 2026: (4 day) Annual CRWA Water Conference at the Embassy Suites by Hilton, 4705 Clydesdale Pkwy, Loveland, CO. Dave Rabideau is requesting permission to attend.
 - Registration: \$320 (early registration) or \$375 (regular registration).
 - Attendees must be registered by February 27th, 2026.
 - Dave Rabideau will research hotel prices for the Board
- Dave Rabideau presented a list of accomplishments by the Operator Responsible Charge for 2025 (see attached)
 - Both water systems were NOT in compliance; they are now in compliance.

1) WATER OVERAGES:

- #1) 22 Chickasaw Place: There was a main line break. The customer submitted a letter of forgiveness to the BOD (total water usage for month: 17, 810 gallons/leak: 13,000 gallons overnight). The customer has requested a Payment Plan.
 - The leak and the repair were verified by Dave Rabideau (ORC).
 - The customers have had no overages in the past.
- **MOTION TO FORGIVE THE \$500 OVERAGE FEE & SET UP A PAYMENT PLAN FOR THE CUSTOMER was made by Director Dan Palmisano. MOTION 2ND by Director James Bierly. Discussion. Vote. *UNANIMOUSLY APPROVED.***
- #2) 142 Seneca Circle: The customer had a leak at the outdoor hydrant. The leak and the repair were confirmed by Dave Rabideau (ORC). The customer has had no previous overages in the past.
 - The customer paid for the entire bill, including \$500 overage fee.
 - **MOTION TO REFUND THE \$500 OVERAGE FEE TO THE CUSTOMER was made by Director Dan Palmisano. MOTION 2ND by Director James Bierly. Discussion. Vote. *UNANIMOUSLY APPROVED.***
- #3) 3009 Comanche Drive: The customer had a leak due to scale buildup on the toilet and submitted a letter of forgiveness to the BOD. The leak was verified by Dave Rabideau (ORC). No receipts were provided, and the repair could not be verified by ORC. The customer had a previous overage in January 2024.
 - Suggestion: Unless receipts are provided, the BOD will not forgive the \$500 overage fee.
 - **MOTION NOT TO FORGIVE THE \$500 OVERAGE FEE by Treasurer Vanna Morningstar. MOTION 2ND by Vice President Rick Williams. Discussion. Vote. *UNANIMOUSLY APPROVED.***

B. OFFICE REPORT: (Debbie Palmisano, Office Secretary)

1. Delinquent Accounts: We presently have 3 new accounts (6 last month).
 - (6) credit card issues – all (6) resolved & accounts up-to-date.
 - (2) letters sent re: Lien being placed on property (if acct not paid by 10/22/25)
 - (1) customer came into office & set up Payment Plan – no lien placed
 - (1) customer paid \$200 online – no lien placed
2. There is now (JADE) internet access available to customers at the NWWD Office. I have posted the username and password needed to access the internet by the NWWD payment window.

3. Rules & Regulations: Have been posted to the NWWD website with all updates & changes. Susan Smith also sent an updated copy to Dotter Title and Stewart Title Companies.
4. Safety Grant: Deb will be submitting the Safety Grant for reimbursement next week. I have a call into the Grant Administrator re: questions before submitting paperwork. (Reimbursement check should take approx. 2-3 weeks to receive). Presently just over \$750 in supplies to be ordered on grant.

C. **BOARD PRESIDENT'S REPORT**: (Dave Rogers, President)

1. This is not a Water Board issue: A resident called the NWWD office and is complaining about a strong smell of sewage when wind blows from SE direction. She said she has contacted the Health Dept with no response. She asked if the Water Dept knew who she could contact.
- Dave Rogers called the Health Dept and spoke to the Health Inspector. The Health Inspector requested that the residents call the Health Dept and set up a meeting with Aaron Chavez, the Health Inspector (719-846-2213 ext. 627).
2. Thank you to Deb & Susan for doing an excellent job; the office is running very well.
3. Susan Smith, Bookkeeper, has informed the Board she will be leaving NWWD before the summer. Susan told the Board she would give as much notice as possible.
4. A HAM Radio Tower will be put on the property of the water tower at Tank Site #2.
5. A new customer recently had a tap installed. Due to issues related to continuing construction, the customer has submitted a request to be charged the Locked Meter Fee.
 - a. **This customer has completed the Locked Meter Application.** Susan said she would present her request to the Board. (The final decision is up to the Board of Directors.) **The customer wants to pay \$15/month until her house is built, and water is being used.**
 - b. ***Per the Rules & Regulations, the BOD agreed that the account will NOT be changed to a "Locked Meter Maintenance of \$15/month. If NWWD were to change for one customer, it would set a precedence.***

VII. **OLD BUSINESS**:

- A. **HOA KIOSK**: This is in the process of being repaired and moved to NWWD Office property.
 - a. The old Kiosk at the corner of 510 & Navajo Road had (2) solar lights on top of the roof. A customer suggested putting solar lights by the NWWD Sign at the top of Navajo Rd to help show where the turn for Navajo Rd is. *This is a very good suggestion.*
 - i. Amazon sells solar "Real Estate Lights". Susan Smith will investigate and order some.
- B. **LOCK BOX FOR UPS/FED EX PACKAGES**: This lock box will be put outside the NWWD Office for deliveries when the office is closed.
 - a. There is a small bulletin board (HOA bulletin board) at the end of the entrance to the NWWD office. Can this be moved? Randy Wilson (HOA) said the HOA doesn't use it. Susan Smith will call Randy Wilson and see if the HOA would object to having it moved to another location. (NWWD would like to put the lock box at the end of the entrance ramp to the office).

VIII. **NEW BUSINESS**:

- A. **RESOLUTION 2025-05 – CERTIFICATION FOR DELINQUENT ACCOUNTS**: President Dave Rogers read Resolution 2025-05 to the Board of Directors. It was then signed by the BOD members.
 - a. **MOTION TO ACCEPT RESOLUTION 2025-05 REGARDING CERTIFICATION OF DELINQUENT ACCOUNTS TO HUERFANO COUNTY by Director James Bierly. MOTION 2ND by Director Dan Palmisano. Discussion. Vote. *UNANIMOUSLY ACCEPTED.***

- **DAVE RABIDEAU (ORC) ANNUAL EVALUATION:** The Board discussed Dave Rabideau's performance the past year. Dave presented his list of accomplishments for the year. He requested a raise based on his performance.
- The Board agreed that "We need to retain Dave Rabideau as our Operator Responsible Charge. He is doing a great job."
- **MOTION TO ACCEPT DAVE RABIDEAU'S SALARY REQUEST, EFFECTIVE OCTOBER 26th, 2025, by Treasurer Vanna Morningstar and MOTION 2ND by Vice President Rick Williams. Discussion. Vote. *UNANIMOUSLY APPROVED.***

IX. ADJOURNMENT:

MOTION TO ADJOURN THE MEETING @ 4:24 PM by Vice President Rick Williams. MOTION 2ND by Director Dan Palmisano. Vote. UNANIMOUSLY APPROVED.

***The next Regular Board of Director Meeting will be held on December 11th, 2025 @ 1:00 pm.**