



NAVAJO WESTERN WATER DISTRICT

705 Navajo Road; Walsenburg, CO 81089

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BOARD OF DIRECTORS (REGULAR) MEETING

Thursday, June 11th, 2026 @ 1:00 pm.

MINUTES

I. CALL TO ORDER:

The Navajo Western Water District Board of Director's Regular Meeting was called to order by President Dave Rogers on Thursday, June 11th, 2026, at 1:02 pm.

II. ROLE CALL:

In Attendance: President Dave Rogers, Vice President Rick Williams, Treasurer Vanna Morningstar, Director Dan Palmisano, Director James Bierly. Water Operator (ORC) Dave Rabideau, Bookkeeper Beckie Ferrell, and Secretary Debbie Palmisano were also in attendance. Guests in Attendance: Deb Greer (ARC Committee), Valorie Dobrich (new resident), David Roden (resident).

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

Thursday, May 14th, 2026 (Regular) Board of Director's Meeting

- **Change made to Page 3 (Filing 2 Lot 116: Tap Installation) re: timeline.**
- **MOTION TO ACCEPT THE MAY 14TH, 2026 MINUTES WITH THE CHANGE MADE ON PAGE 3 REGARDING TAP INSTALLATION TIMELINE by Director Dan Palmisano. MOTION 2ND by Vice President Rick Williams. Discussion. Vote. *UNANIMOUSLY APPROVED.***

IV. PUBLIC COMMENT(S): Valerie Dobrich purchased property in Navajo Ranch Resorts on 5/12/2026. She submitted an email to the Board requesting clarification of water use in Navajo Ranch. (It is stated in the Rules & Regulations that NO OUTSIDE WATERING IS ALLOWED). She is concerned that homeowners are not allowed to water outdoor trees and plants to encourage plant health and decrease the risk of wildfires. She stated that she was not made aware before purchasing her property that outdoor watering was not allowed in the subdivision.

- **A lengthy discussion ensued.**
- **BOD President Dave Rogers spoke with our lawyer (ERB Law) and advised Ms. Dobrich of the District Laws and previous decisions.**
 - o **Dave Rogers cited SB23-178 (Water-wise Landscaping in Homeowners' Association Communities).**
 - o **Dave Rogers stated there are two (2) kinds of HOA's:**
 - **(1) Common HOA**
 - **(2) Common Interest Ownership HOA (CCIOA). This ruling (SB23-178) does not apply to our HOA – Navajo Ranch is not a CCIOA.**
 - **Per Court decrees on record in 1980 & April 2005: The decision being: Water cannot be used for irrigation.**

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

A. FINANCIAL REPORTS: (May 2026) - see attached.

- **MOTION TO ACCEPT THE TREASURER'S REPORT AS PRESENTED by Director Dan Palmisano; MOTION 2ND by Director James Bierly. Discussion. Vote. *UNANIMOUSLY ACCEPTED.***

B. BOOKKEEPER REPORT: (Beckie Ferrell, Bookkeeper)

- **2025-2026: Beckie made a one-year comparison: 97% increase in profit.**
- **Doing much better this year with income.**
- **\$2,000.00 QuickBooks annual fee was due. (This can be paid monthly or annually. NWWD pays annually).**

VI. OPERATIONS REPORTS:

A. WATER FACILITY OPERATOR REPORT: (May 2026) – Dave Rabideau, Operator Responsible Charge. (See attached).

- **Customer usage is much higher than last month. (Usage is normally slightly higher this time of year due to customers installing swamp coolers, etc.)**
- **There was a tap which our NWWD Operator suspected was being poached for water. He has installed a lock on the tap and will proceed to monitor.**

Work accomplished:

- **#2) Dave Rabideau met with the Pinion Hills Water Authority (a neighboring water system) to show them how the NWWD system operates. They spent an afternoon with Dave and saw how the NWWD system operates. It went very well.**
- **#6) Abandoned/Locked Meter components: Dave is doing an inventory to help clarify if all necessary components are there. Some properties are missing necessary parts.**

- Realtors may be advertising a property as having a TAP, but the TAP may still need to be installed; or some of the components may be missing and need to be replaced.
- **#7) Courtesy Reads: Working as intended. Not interfering with billing.**
- **#13) Went excellently! Good re-charge.**
- **#14) Getting GPS coordinates of valves (underground).**
- **#15) Barnett Pump Service is coming out on June 22nd, 2026.**
 - They will be looking at: submersible pump positioning, wall perforations, water levels, etc. This could help save NWWD money in the future.
- **#16) Can Dave Rabideau order some Water Protection Area signs? (This may help to deter garbage in these areas).**
 - Dave will investigate pricing and report back to the Board.
 - There is still money available on the 2026 SDA Safety Grant, if we wanted to submit for reimbursement under the Safety Grant.
- **#17) Dave Rabideau would like to get a Water Engineer out here to look at the NWWD water operating system. (Dave believes eventually WELL #5 will need to be replaced).**
- **#19) Keith Saint-Peter's birthday June 10th. Can we get a cake for the office? YES, of course. (Deb & Beckie will take care of it).**

VII. WATER OVERAGE: Dave Rabideau (Operator Responsible Charge)

- a. **295 Cherokee Drive: The customer submitted a Letter of Forgiveness stating there was a leak on the outside hydrant. He will fix the leak. Dave and Keith went out and COULD NOT verify any leak. (The customer purchased the property in Dec. 2025. The water usage has steadily been going up each month. (This is the customer's 1st Overage).**
- b. **MOTION TO FORGIVE THE \$500 WATER 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: (2) Payment Plans satisfied. (1) Shutoff scheduled for June 1st, 2026. (Water Operator shut-off water 6/1/26). The customer called and paid-in-full on 6/1/26. ORC turned water back on and the account was charged a \$35. reconnect fee.**
2. **Updated Rules & Regulations: posted on NWWD website and will be posted at NWWD Office. We will make sure all new customers receive a copy.**
3. **SDA Annual Regional Workshop in Fountain June 13th, 2026: We are registered and paid for. Carpooling is available.**

4. **Denver is now imposing restrictions during drought conditions – they have imposed a higher tier for water usage during this time (on local news 6/3/26). LaVeta imposed penalties for water usage, eff. April 2026.**
5. **Dave Raideau's CRWA Meeting will be held on June 15th, 2026 @ 1:00 pm at the NWWD Office. This will help NWWD to receive a \$10,000. Grant.**
- c. **Dave is ordering pizza and Beckie will pick up a fruit tray.**

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

1. **President Dave Rogers did thorough research on outdoor water usage. He called and spoke with ERB LAW as well. Dave Rogers was able to explain to Ms. Dobrich so she understood – NWWD is separate from the Navajo Ranch HOA.**
2. **Question: Is there anything we can do to hold Realtors accountable for telling customers regarding NWWD rules regarding: Outdoor watering. NO.**
 - a. **Beckie & Deb will try to get copies of the new R&R's to the local Realtors. The Realtors have not been giving new buyers proper information regarding water usage in Navajo Estates/Resorts.**
3. **New Chairs for the NWWD office: We spoke in the past about replacing the meeting chairs in the outer office. Dave Rogers has gotten some pricing. He brought in two (2) samples of folding office chairs:**
 - d. **Sam's Club: \$24.99/each (30 chairs: \$749.00 + tax) - white**
 - e. **Costco: \$19.99/each (30 chairs: \$599.98 + tax) – grey**
 - f. **If we order new chairs, maybe the HOA would pay 1/2 of cost? The HOA uses the NWWD Office to hold the monthly meetings.**
 - i. **Deb will mention at the monthly HOA meeting next week.**
 - g. **Can we order Dave Rabideau (ORC) a new office chair?**

IX. ADJOURNMENT: A MOTION AS MADE TO ADJOURN THE MEETING 3:02pm by Director Dan Palmisano; MOTION 2ND by Vice President Rick Williams.

*The next Regular Board of Directors Meeting will be held on Thursday, July 9th, 2026, @ 1:00pm at the NWWD Office.

Respectfully submitted,

Debbie Palmisano
Secretary

Attachments