



NAVAJO WESTERN WATER DISTRICT

705 Navajo Road; Walsenburg, CO 81089

Telephone: 719-738-3130 / Email: office@nwwd.us / Website: www.nwwd.us

BOARD OF DIRECTOR'S (REGULAR) MEETING

Thursday, July 9th, 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, July 9th, 2026, at 1:08 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.

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

Thursday, June 11th, 2026 (Regular) Board of Director's Meeting

- **MOTION TO ACCEPT THE JUNE 11TH, 2026, MINUTES AS PRESENTED by Director Dan Palmisano; MOTION 2ND by Treasurer Vanna Morningstar. Discussion. Vote. *UNANIMOUSLY APPROVED.***

IV. PUBLIC COMMENT(S): None.

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

A. Financial Reports – (June 2026) - see attached.

- There was a decrease in tax revenue due to lower property payments. There will be an increase in July.
- COLOTRUST – Great decision! We have been making good interest.
- **MOTION TO ACCEPT THE TREASURER'S REPORT AS PRESENTED by Director Dan Palmisano; MOTION 2nd by Vice President Rick Williams. Discussion. Vote. *UNANIMOUSLY APPROVED.***

B. Bookkeeper Report: (Beckie Ferrell, Bookkeeper)

- Budget planning – August 1st. The 2026 budget is not in QuickBooks so there is no comparison available.
- The 2027 budget will be entered into QuickBooks. There will be a comparison available next year.
- Vanna and Beckie will meet regarding the budget process in mid-August. (Beckie will call Susan if necessary).

VI. OPERATIONS REPORT:

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

- #2) Do not put Pressure Regulators in Meter Pit. NWWD will leave it up to any (new) residents to have installed. (If Pressure Regulators were installed in the past, these will be grandfathered in).
- #6) Dave & Keith collected most of the tires in the development (and plastic) and took them to the dump.

- #8) 5031 Comanche Drive: The outdoor hose was left on and running by a contractor working at the residence.
- #13) Dave Rabideau made up an inventory list for Debbie & Beckie of missing meter components. When a property sells, we want to make sure that the new buyer is aware if there are meter component costs not mentioned at time of sale.
- #14) Navajo Fire Escape Routes: Dave & Keith went around and looked for escape routes. There are gated exits at the back of the development, but unless the owners give permission, the locks cannot be cut on the gates. **Presently the escape routes in case of fire are Route 510/160 or Route 520.**
 - o This should be an HOA issue, not the Water Department.
- #15) Matt (Barnett Pump Service) broke his camera, and he will need to come out and finish the tank inspections. The tank inspections that he was able to conduct were very, very clean.
 - o Matt will put together a video when he is finished so the BOD can review.
- There is a raw water line under a building on Badger Rd. (affluent pump). This will be a big project. Work will begin on Monday, July 13th, 2026. The ORC cannot use a machine; it must be dug by hand.
- Dave & Keith put up some game cameras. There has presently been no water poaching.
- Be aware of possible Squatters in the area. If you see something suspicious, report it.
- **Source Water Protection Workshop** on June 24, 2026, went great! There were 7-8 attendees. (The meeting was regarding how to keep our water safe).
 - o **The next meeting will be held at the NWWD Office on Wednesday, August 5th, 2026 @ 1:00pm.**
 - o Dave Rabideau will be ordering new WELL WATER PROTECTION signs. (Debbie suggested that the cost could be taken care of under the 2026 SDA Safety Grant. There is still \$220.88 available to NWWD for 2026).

WATER OVERAGE:

- **1213 Chickasaw Drive:** Suspected Leak. The customer reported that the pressure regulator was not working. Dave & Keith repeatedly checked the pressure regulator and there were no issues. The customer stated that his sons would be coming to make the repairs. Dave requested that the family contact him so he could shut off water to the residence when the repairs are being made. (The customer did NOT call the ORC prior to repair). The customers' sons went into the meter pit and caused issues.
 - o A Letter of Forgiveness was submitted to the Board of Directors. Dave Rabideau is requesting forgiveness of the \$500 overage fee.
 - o **MOTION TO FORGIVE THE \$500 WATER OVERAGE FEE, ONE TIME ONLY, by Director Dan Palmisano; MOTION 2ND by Director James Bierly. Discussion. Vote. *UNANIMOUSLY APPROVED.***
 - o **It was also suggested by the Board to cite Section IV (Liability) on page 4 of the NWWD Rules & Regulations, regarding Tampering, in the letter sent to the customer from the Board forgiving the water overage fee of \$500.**

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

1. **Delinquent Accounts:** (1) Payment Plan satisfied – (set up in November 2025).
 - o We have been having an issue with monthly bills being returned from the Post Office. Many are coming back damaged or undeliverable. (It has been getting worse in recent months).
2. **New (outer) Office Chairs:** The HOA gave us a check for \$100 (ck#2356) towards the purchase of new office chairs used in the outer NWWD office for meetings. The Board has agreed to order 20 chairs (rather than 30 like we presently have). **20 chairs x \$19.99+tax = \$399.80+tax (Costco)**
 - o Will someone be picking up the chairs at Costco, or can we have them delivered?
 - o What should we do with the old chairs? Post for sale on Facebook Marketplace? Donate? (Dave Rabideau would like to keep a couple of the old chairs to use in the shop)
 - o **Suggestion:** Could we donate to the Fire Relief in Pueblo?
 - o **Suggestion:** There will be a FREE YARD SALE held in Pueblo soon. Could someone drive the chairs up and donate to the yard sale?

3. **NWWD Newsletter:** The newsletter is completed. Should we include information regarding the local fires and fire evacuation plan?
4. **5034 Comanche:** (Renter's) Account is delinquent. This has been an ongoing issue. We sent a certified letter to owners of property which was returned to NWWD. (If the renters continue to miss monthly payments, the water will be shut off, and a Lien will be placed on property. *The owners of property will be held responsible for the Lien*).
 - **Suggestion:** 1st instance payment is not rec'd: send a certified letter to owner's business address (since mail to the home address was returned) OR have the letter delivered via Personal Service to the business. 2nd instance: place a Lien on the property.
5. The State of Colorado is in Stage 4 Restrictions. Please be extra diligent with water usage! (Deb will add this to the NWWD Newsletter).
6. **Question:** Can customers install a Grey Water System? NO. These systems are illegal in Huerfano County.

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

1. **Sunday, July 12th, 2026, Postage is going up (\$.04) to \$.82/each.** (Get stamps now if needed).
2. Presently 780 Lots in NWWD (NWWD bills for 355).
3. There are five Water Districts in Huerfano County (Walsenburg, Cuchara, Gardner, LaVeta, Navajo). Four of these water districts have claimed drought conditions; NWWD has not.
4. There are wildfires burning all around us. BE CAREFUL! BE VIGILANT!
5. THANK YOU EVERYONE!
6. **Question:** Can we send donations to fire victims from NWWD? We will wait and see. There are presently lots of donations coming in.

VII. ADJOURNMENT: A MOTION WAS MADE TO ADJOURN THE MEETING @ 2:50 pm.

The next meeting is August 13th, 2026 @ 1:00pm.

Respectfully submitted,

Debbie Palmisano
Secretary

Attachments: Financial Reports, Water Operator's Report