



NAVAJO WESTERN WATER DISTRICT

705 Navajo Road; Walsenburg, CO 81089

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BOARD OF DIRECTORS (REGULAR) MEETING

Thursday, August 14th, 2025 @ 1:00 pm.

MINUTES

I. CALL TO ORDER

The Navajo Western Water District Board of Directors Meeting was called to order by Dave Rogers-President, on Thursday, August 14th, 2025 @ 1:03pm.

II. ROLE CALL

The following Board Members were in attendance: Dave Rogers-President, Rick Williams-Vice President, Dan Palmisano-Director, James Bierly-Director, Dave Rabideau-Water Operator. Vanna Morningstar-Treasurer was absent.

Visitors in attendance: Randy Wilson-HOA Architectural Committee, Deb Greer-HOA Architectural Committee, Gary & Charlene Baldwin.

III. READING/APPROVAL OF MINUTES: Debra Palmisano-Secretary.

Thursday, August 14th, 2025 (Regular Board Meeting)

Dave Rogers-President asked if there were any corrections/additions to be made.

MOTION TO APPROVE THE MINUTES OF July 10th, 2025, AS PRESENTED by Dan Palmisano-Director. MOTION 2nd by James Bierly-Director. Discussion. Vote. Unanimously Approved.

IV. PUBLIC COMMENTS: Randy Wilson-HOA Architectural Committee

- **The HOA Kiosk has been damaged beyond repair. The support posts have been hit by a vehicle & broken; also the plexiglass has been repeatedly shot at and damaged. It will cost approx. \$5,000 for a new kiosk. Could the HOA move the kiosk to another location? Or should we leave it where it is at the top of Navajo Rd?**
- **There are two location options if we move it: (1) by the mailboxes OR (2) by Water District office.**
- **Suggestions: If we leave the kiosk where it is, can we install cameras?**
- **Could the HOA get Property Insurance for the kiosk property? NO- too expensive.**

- If the kiosk is moved to the Water Dept, would the HOA have a sign also? Who would maintain?
- Can we rebuild the sign from steel? We will put steel or concrete pillars to hold the sign when the time comes, per Randy Wilson.
- There would be more protection at the Water Dept. It would be under camera, people are always coming to the Water office for information, more traffic, etc.

MOTION WAS MADE TO MOVE THE NEW KIOSK TO THE WATER DEPARTMENT OFFICE, WITH THE EXACT PLACEMENT TO BE DISCUSSED FURTHER, by Dan Palmisano-Director. MOTION 2ND by James Bierly-Director. Further discussion. Vote (2-1)-Rick Williams-Vice President opposed. MOTION PASSED.

IV.PUBLIC COMMENTS (cont'd):

Deb Greer (Comanche Drive)- Presentation:

The entrance to the Greenbelt is across the street from her house. There is a sign there "NO DUMPING"- the area has been closed. Several years ago, there was a project by the Water Dept. to stop erosion. The residents were allowed to dump tree branches, dirt, etc. to help fill the erosion ditch. (This did help with the erosion problem.) Deb Greer brought Ross Hallihan (Huerfano Co. Mitigation & Planning Specialist) & Dave VanLangenhoven (HOA Fire Mitigation Committee) to the site, and they agreed that action must be taken.

- **Dave Rogers-President:** The slash pile that is already there cannot be removed, or erosion will affect the house on the corner and the road again. There are electrical cables that run underground and are under the pile of slash. The best solution would be to cover the pile with dirt. However, if we use dirt, there will be an erosion issue again. The water will just run off the surface. Dave Rogers has a meeting with the County next week and will investigate what kind of solution is possible. ("1st STEP")
- We need both a Fire Mitigation solution and an Erosion solution. Is there possible GRANT money to help with the erosion problem (per Ross Hallihan)? The NWWD Board of Directors will take under advisement and get back to Deb Greer.

PUBLIC COMMENTS: Randy Wilson (HOA Architectural Committee)

- Randy is stepping down from The HOA Architectural Committee and Deb Greer will be taking over for him. The ARC Committee needs a place to meet. Would it be possible for them to meet at the NWWD Office after business hours? Or could they meet on Tuesday or Thursday when the office is closed? (Randy has a key to the building.)
 - o It would be fine for the ARC Committee to meet at the NWWD Office.

PUBLIC COMMENTS: Dave Rabideau (NWWD Operator Responsible Charge)

- Dave will be joining the Fire Company as a volunteer to help cover Navajo Ranch. He has an application. This will help with immediate response in case of fire.

V. TREASURER'S REPORT: Susan Smith-Bookkeeper (for Vanna Morningstar-Treasurer) – see attached Financial Report

A. FINANCIAL REPORTS – July 2025

- Net Income – maintaining emergency services
- COLOTRUST account opened. It is already earning interest! The Board approved moving over \$200,000.00. Susan moved over \$5,000.00 first (as a test). All went well, so she moved over \$100,000.00.
- MOTION TO APPROVE THE TREASURER'S REPORT by Dan Palmisano-Director. MOTION 2ND by Rick Williams-Vice President. Discussion. Vote. Unanimously Approved.

B. BOOKKEEPER'S REPORT: Susan Smith

- The NWWD website is at 97% compliance for ADA. It needs to be 100%. (Susan sent info to Benny). Susan asked Dan Harper if we had to be at 100% compliance. He said we should be fine.
- Benny Askloff (NWWD Website) is increasing his fees to \$250/monthly. This increase must be approved by the Board of Directors.
- Deb Palmisano & Susan Smith have been working on cleaning up the website and removing any extra forms and/or information. This is almost complete.
- Susan has been looking into a Retirement Program for Dave Rabideau, as he is a Full-Time worker.
 - o Secure Savings – for private sector employees. This covers Full-time employees.
 - o Susan will investigate further and present more info next month.
 - o Susan is asking the Board to think about it.
- JADE COMMUNICATIONS: We received an official quote of \$780./month using JADE as our primary carrier. We will use Ken Swinehart as back-up, as this is a free service to NWWD.
- JADE will be the most reliable service (most cost effective).
- Dave Rabideau will ask about getting a better deal since we are getting so many well sites covered.
- NWWD is phasing out Samsara.

VI. OPERATIONS REPORTS

A. Water Facility Operator Report – for July 2025 (Dave Rabideau, Operator Responsible Charge) – see attached Operations Report

- #7) All water tests have been completed for the year.
- #11) We have had inconsistent readings – the new IG21 was received, however the part won't work, and we can't get a LIVE reading. There is an open ticket with Samsara (software issue).

Water Overages for July 2025:

- **#1) 29 Buffalo Drive South – confirmed leak. A letter was submitted as this overage is a Hardship-she is on a fixed income. The \$500 overage fee has been removed (water only \$640.) The criteria fit the guidelines to average the previous 3 months bills. Susan has asked for permission to reduce the bill to \$53.08.**
 - **Concern by Board member: Are we setting a precedence? This has never been done in the past. We have only forgiven the \$500 overage fee. (We have forgiven many overage fees in the past.)**
 - **Suggestion: Should we forgive the \$500 overage fee and average the previous 3 months bills?**
 - **MOTION TO FORGIVE THE \$500 OVERAGE FEE by James Bierly-Director and MOTION 2ND by Rick Williams-Vice President. Discussion. Vote. Unanimously Approved.**
 - **MOTION TO AVERAGE THE LAST 3 MONTHS BILLS AND CHARGE THE AVERAGE (AND DISMISS THE REST) by Rick Williams-Vice President and MOTION 2ND by James Bierly-Director. Discussion ensued. Vote. Unanimously Approved.**
- **#2) 5034 Comanche Drive – The customer submitted a letter of forgiveness regarding a leak on their swamp cooler. (There was an overage in June also-the outdoor hose was left on. This was the 2nd month in a row for overages). The leak was confirmed by Dave Rabideau-Water Operator.**
 - **MOTION TO FORGIVE THE \$500 OVERAGE FEE by Dan Palmisano-Director and MOTION 2ND by James Bierly-Director. Discussion. Vote. Unanimously Approved.**
- **#3) 1376 Cherokee Drive – confirmed leak. Dave Rabideau-Water Operator verified the receipts of an authorized plumber who repaired the leak.**
 - **MOTION TO FORGIVE THE \$500 OVERAGE by Dan Palmisano-Director and MOTION 2ND by Rick Williams-Director. Discussion. Vote. Unanimously Approved.**
- **#4) 383 Navajo Rd – Dave Rabideau-Water Operator verified a toilet leak. The customer came into the office and paid \$200 toward the bill (8/14/25).**
 - **MOTION TO FORGIVE THE \$500 OVERAGE FEE by Dan Palmisano-Director and MOTION 2ND by Rick Williams-Vice President. Discussion. Vote. Unanimously Approved.**
- **#5) 467 Ute Drive – The customer had an outdoor spigot leak. The spigots have been replaced. Dave Rabideau could not verify the leak, as it had already been repaired.**

- **The customer submitted a letter asking for forgiveness for \$500 overage fee and to average the previous 3 months bills to lower her monthly bill. (They have never had an overage in the past).**
 - **MOTION TO FORGIVE THE \$500 OVERAGE FEE by James Bierly-Director and MOTION 2ND by Dan Palmisano-Director. Discussion. Vo9te. Unanimously Approved.**
- **#6) 5012 Comanche Drive – We received a letter from the customer's Caregiver. (The customer passed away and husband was moved to VA Home due to Alzheimer's). Dave Rabideau verified the leak.**
- **MOTION TO FORGIVE THE \$500 OVERAGE FEE by James Bierly-Director and MOTION 2ND by Rick Williams-Vice President. Discussion. Vote. Unanimously Approved.**
 - **MOTION TO AVERAGE THE PREVIOUS 3 MONTHS BILLS AND CHARGE THE AVERAGE (DISMISS THE REST) by James Bierly-Director and MOTION 2ND by Rick Williams-Vice President.**

B. OFFICE REPORT: Debra Palmisano, Office Secretary

- **Delinquent Accounts: We presently have 7 delinquent accounts (12 delinquent accounts in July).**
- **(7) accounts with Autopay issues – emails were sent to customers regarding this. (5) accounts have been corrected and paid-in-full, (2) customers-no response.**
- **(2) accounts were sent certified letters: (1) Paid ½ bill; (1) customer signed for letter, but no payment has been received.**
- **(3) new delinquent accounts: (1) customer paid off 2024 certification & letter sent for delinquent account for 2025.**
- **Rules & Regulations: are finished & ready for signatures**
 - **I have a list of new customers to send the updated R&R to**
- **Updated all forms for New Customers, New Taps, etc. to include new definition for Locked Meter Maintenance Fee (previously named Abandoned Meter).**
- **Customer Newsletter: The newsletter has been completed and will be posted on the NWWD website.**
- **New Credit Card Swiping Machine: Susan ordered a credit card swiping machine for the office. (We have not yet tried it out).**
- **There is still Grant Money available from the Safety & Loss Prevention Grant. Are there any supplies, PPO, etc. we need and can apply for? A magnetic light for the top of Water Operator's truck? (There is a minimum purchase of \$200. The Grant will match the \$ amount).**
 - **Dave Rabideau & Deb Palmisano will get together and see what is needed and can be applied to the Grant.**

C. Board President's Report: Dave Rogers-President

- **The NWWD office has been very proactive. Things are going well. Thank you to everyone for a job well done.**
- **Heroes Helping Heroes Food Boxes, which are distributed once/year to Veterans, will be distributed on Sept 13th, 2025. If anyone knows of a veteran who could benefit from this, please let Dave Rogers know.**
- **There is a new internet challenge – The Senior Assassin Game. It is a new game/challenge on the internet. Please “Be Aware”. It is very dangerous. (Dave Rogers handed out an article describing the challenge.**

VII. OLD BUSINESS:

- a. **COLOTRUST – We are already earning interest on the money that Susan transferred over to the COLOTRUST account.**
- b. **Credit Card Fee – There was a customer complaint regarding the fee which is charged when using a credit card for payment. The government portal is collecting the fee, not NWWD. (This has been noted in the updated Rules & regulations as well).**

VIII. NEW BUSINESS:

- a. **Resolution 2025-04 – Removing Certification from Delinquent Accounts due to Death: Dave Rogers-President, read the Resolution to the Board, and it was then passed around for signatures.**

a. ADJOURNMENT:

Motion to adjourn at 4:05 pm by Dan Palmisano-Director and MOTION 2nd by Rick Williams-Vice President.

The next regular Board of Directors Meeting will be held on Thursday, September 11th, 2025 @ 1:00 pm at the NWWD Office at 705 Navajo Rd, Walsenburg, CO.

Respectfully submitted,

**Debbie Palmisano
Office Secretary**

Attachments