



**NAVAJO WESTERN WATER DISTRICT**

**705 Navajo Road; Walsenburg, CO 81089**

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**BOARD OF DIRECTORS (REGULAR) MEETING**

**Thursday, September 11<sup>th</sup>, 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 September 11<sup>th</sup>, 2025 @ 1:10 pm.

**II. ROLE CALL**

The following Board Members were in attendance: President Dave Rogers, Treasurer Vanna Morningstar, Vice President Rick Williams, Director Dan Palmisano, Director James Bierly. Water Operator (ORC) Dave Rabideau and Bookkeeper Susan Smith were also present. Secretary Debbie Palmisano was absent.

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

Thursday, August 14<sup>th</sup>, 2025 (Regular Board Meeting)

- Director Dan Palmisano made the MOTION TO APPROVE THE MINUTES AS PRESENTED. Director James Bierly 2<sup>ND</sup> MOTION.

**IV. PUBLIC COMMENTS:** None.

**V. A. TREASURER'S REPORT:** (Vanna Morningstar-Treasurer) - see attached Treasurer's Report.

- Director Dan Palmisano made the MOTION TO ACCEPT THE TREASURER'S REPORT AS PRESENTED. Vice President Rick Williams 2<sup>ND</sup> THE MOTION.
- **B. BOOKKEEPER'S REPORT:** (Susan Smith-Bookkeeper).
  - Susan had spoken to a Lawyer concerning the question, "Does a Water Bill go with the sale of property?" He said "NO" but suggested we ask our NWWD Lawyer (ERB Law).
  - Susan shared the work she has done regarding the removal of some Certified Accounts (due to death).

- She explained the need to have LIENS to cover the delinquent accounts for the months that are before the annual certifications. This is in the new Rules & Regulations to be presented for signature today.
- Susan presented a letter requesting to average a bill that was due to a leak @ 383 Navajo Rd. (The leak was reported in August, and the Water Overage was forgiven, but we did not average the bills at that time). Vice President Rick Williams made a MOTION TO AVERAGE THE BILL FOR THE PREVIOUS THREE MONTHS. Director James Bierly 2<sup>ND</sup> THE MOTION.

## **VI. OPERATIONS REPORTS:**

### **A. WATER FACILITY OPERATOR REPORT – for August 2025 (ORC-Dave Rabideau) – see attached Operations Report. GREAT JOB!**

- #5) Four working generators. 70 Gals per minute re: power outage.
- #6) Serviced monthly.
- #7) Forever Plastics (\$600/each = \$1200.) – waiting for test result that will determine frequency required.
- **WATER OVERAGE: 20 Moose Trail.** Dave Rabideau presented a request to forgive the Overage Fee and to average the previous three months' bills due to the water overage.
  - No leak was detected. The water was shut off inside the home. (The customer had a leak a few months ago.) Discussion ensued.
  - Treasurer Vanna Morningstar MADE A MOTION TO DENY THE OVERAGE FORGIVENESS AND ALSO DENY THE AVERAGING OF BILLS DUE TO PAST HISTORY. Director Dan Palmisano 2<sup>ND</sup> THE MOTION TO DENY OVERAGE FORGIVENESS AND DENY AVERAGING PREVIOUS BILLS.

### **B. OFFICE REPORT – For August 2025 (Debbie Palmisano absent. Susan Smith presented Deb's report)**

- Susan will be creating an informative letter for customers addressing the procedure, "What to do if you have a leak".
- There are presently 8 delinquent accounts.
- Susan went over the revised Rules & Regulations and gave them to the Board for signatures.
- The new credit card machine is working but only plugs into Susan's computer.
- A letter was sent to the new owner of the property at the entrance to Navajo Ranch (off 160) which explained that the property has a TAP and is being charged a LOCKED METER MAINTENANCE FEE. The new owner responded to the letter from

Susan and will fill in the new account, with billing to begin in September 2025.

- There was much discussion by the Board regarding “averaging a bill due to a leak”. This is covered in the updated Rules & Regulations (page 9).

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

- Dave spoke to the Board regarding Deb Greer’s concern for erosion on the Greenbelt, what he has done, who he has met with, and their recommendations.
- Director Dan Palmisano made a MOTION TO ACCEPT THE COUNTY’S RECOMMENDATION TO “LEAVE AS IS”. Vice President Rick Williams 2<sup>ND</sup> THE MOTION.
  - o President Dave Rogers will write a letter to Deb Greer with the explanation of his meetings with Huerfano County and the Huerfano County Fire Chief.

**VII. OLD BUSINESS:**

- A. Rules & Regulations – ready for signature & signed off by the Board of Directors.**

**VIII. NEW BUSINESS:**

- A. BUDGET 2026: *The Preliminary budget is due October 15<sup>th</sup>.* Susan and Vanna will meet to work on this before the next BOD meeting.**
- B. AFTER HOURS LOCK BOX FOR UPS: Sizes were discussed. Vice President Rick Williams will contact Garrett Smith to see if he will make a box for us.**

**IX. ADJOURNMENT: Director Dan Palmisano made the MOTION TO ADJOURN THE MEETING AT 3:24 PM. Vice President Rick Williams 2<sup>ND</sup> THE MOTION.**

**The next regular Board of Director meeting will be held on Thursday, October 9<sup>th</sup>, 2025 @ 1:00 pm.**

**Respectfully submitted,**

**Vanna Morningstar  
Treasurer**

**Attachments**