



NAVAJO WESTERN WATER DISTRICT

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BOARD OF DIRECTORS (REGULAR) MEETING

Thursday, October 9th, 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, October 9th, 2025 at 1:00 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 & Jason Willcox-NWWD Customer (via zoom).

III. PUBLIC COMMENT(S)

- A. Jason Willcox (4009 Comanche Drive) joined the Board meeting via zoom: Mr. Willcox purchased the property approx. 8 months ago. It was unknown to him at that time that the previous owner was not up to date on their utilities. (The previous owner had not paid the water bill for 9 months before the property was sold).
- Bookkeeper Susan Smith called the SDA as we were unsure how to proceed. The SDA suggested we speak to our lawyer. Dave Rogers-President emailed NWWD's lawyer, ERB Law, and was told that the water does indeed go with the property. (The new owner may try to collect from the previous homeowner.) *Therefore, Jason inherited the debt from the previous owner at the time of sale.*
 - Jason pointed out that in the NWWD Rules & Regs, it is stated that after 3 consecutive months of non-payment, the water will be shut off at the property. Why was this not done in this case? (Jason said he will agree to pay the previous 3 months bills prior to purchase). Discussion ensued.
 - ***MOTION TO HAVE JASON WILLCOX (NEW OWNER) PAY FOR THE LAST THREE MONTHS OF THE PREVIOUS OWNER'S BILL THAT HE HAS AGREED TO PAY (Jan, Feb, March 2025) WITH NO LATE FEES AND DISMISS THE REST by Treasurer Vanna Morningstar.***
Discussion.
 - ***MOTION 2nd by Vice-President Rick Williams. Vote. MOTION UNANIMOUSLY APPROVED.***
- B. Deb Greer (HOA Architectural Committee):
- a. The Spanish Peaks Alliance is having a workshop re: Fire Mitigation. Can we host the workshop at the NWWD Office? We could hold it when the office is closed (Tuesday or Thursday or Saturday).
 - i. The workshop will be held in the first week of November 2025.

- b. The Fire Wise Certification is coming up. The ARC will be working with the Fire Dept to come up with a community-wide plan. The plan is being written up by Deb Greer. Discussion ensued.

IV. READING/APPROVAL OF MINUTES – (Debra Palmisano, Secretary)
Thursday, September 11th, 2025 (Regular Board Meeting)

- **CORRECTIONS TO MINUTES:**
 - o Garrett Schmidt gave an estimate of approx. \$1500 to make UPS box for office.
 - o Susan Smith, Bookkeeper, added the “leak procedure” on the September bills instead of sending individual letters to the customers.
- ***MOTION TO ACCEPT THE MINUTES WITH THE ABOVE CORRECTIONS was made by Director Dan Palmisano. MOTION 2ND by Director James Bierly.*** Discussion. Vote. **UNANIMOUSLY APPROVED.**

V. TREASURER’S REPORT: (Vanna Morningstar, Treasurer) – see attached

A. FINANCIAL REPORTS for September 2025

- Jessica Baldwin-Phillipi (2024 certified account): Susan added back into the account \$630.00. (Huerfano County adds 30% to your bill if the account is Certified).
 - o We will notify all customers on the list of this before we certify the accounts.
- ***MOTION TO ACCEPT THE FINANCIAL REPORT AS PRESENTED by Vice-President Rick Williams. MOTION 2ND by Director Dan Palmisano.*** Discussion. Vote. **MOTION UNANIMOUSLY ACCEPTED.**
 1. **BOOKKEEPER’S REPORT:** (Susan Smith, Bookkeeper)
 - Susan would like to ask permission from the Board to get trash pickup at the NWWDD Office. (*The cost is \$27/month*). Presently Dave & Keith (Water Operators) are taking the trash to the transfer station. They have been doing lots of cleaning in the shop. They will lock the garbage in the shop until garbage day and then they will put out for pickup on trash day. Discussion ensued.
 - ***MOTION TO GET A GARBAGE CAN FROM MOUNTAIN DISPOSAL FOR REGULAR WEEKLY GARBAGE SERVICE by Vice-President Rick Williams. MOTION 2ND by Director Dan Palmisano.*** Vote. **MOTION UNANIMOUSLY APPROVED.**

VI. OPERATIONS REPORTS:

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

- a. #2) We have had 11 system repairs this year; no one’s fault; old equipment. JADE was responsible for a couple. Plastic Saddles were also a problem – these are no longer used.
- b. #3) Dave Rabideau is meeting with Randy Wilson & Richard Clements on Tuesday, October 14th, 2025 to move the HOA kiosk down to NWWDD property.
- c. #7) *Old Reliable Auto Repair* had the work truck for two days for an oil change and ball joint repair. The work was not done, so Dave Rabideau picked up the truck and did the oil change himself. He will take the truck somewhere else for ball joint repair.
- d. #10) Adams Electric – certified generator with San Isabel Electric (fire up & test 1x/month)
- e. #11) JADE still has two sites left to hook up.
- f. **Question:** When will the new monitoring system be hooked up? (Discussion to follow)

1). WATER OVERAGES:

- **#1) 2664 Comanche Drive:** The customer submitted a letter. There was a possible toilet leak (believed to be due to scale buildup). The leak was not verified. There have been no previous overages. (The customer is presently slightly over 9,000 gallons).
- ***MOTION TO WAIVE THE \$500 OVERAGE FEE by Director Dan Palmisano. MOTION 2ND by Director James Bierly.*** Discussion. Vote. **UNANIMOUSLY APPROVED.**

- #2) 3027 Comanche Drive: The customer submitted a letter stating that the outdoor hose was leaking. Dave Rabideau went out to the property and made contact with the resident's son. Dave could not verify a leak (usage was slightly over 9,000 gallons).
- ***MOTION TO FORGIVE THE OVERAGE FEE - ONE TIME ONLY - by Treasurer Vanna Morningstar. MOTION 2ND by Director Dan Palmisano.*** Discussion ensued. Vote. ***MOTION UNANIMOUSLY APPROVED.***
- Suggestion by President-Dave Rogers: Overages due to H2O leaks: A MOEN leak detector should be installed. The BOD will forgive the overage one time.

B. OFFICE REPORT: (Debbie Palmisano, Secretary)

- **Delinquent Accounts:** Presently 6 delinquent accounts (8 last month). 0 new accounts on Customer Aging Report. (5) credit card issues – (2) resolved, (3) waiting for response.
- (1) water shut off at property 9/19/2025 due to non-payment. A Lien will be placed with the County if not paid by 10/22/2025.
- (3) Liens were filed with County in September 2025 (for non-payment).
- **Safety Grant:** Dave Rabideau submitted a list of safety supplies needed. Deb has a list of comparable pricing for products. Dave will order a pair of boots for Keith and we will submit receipt as part of the grant.
 - o Presently approx. \$500 in supplies to be ordered on the grant (\$787.16 available)
 - o Minimum purchases: \$200
 - o 50% reimbursement
- **Clarification for Rules & Regs:** A new signature page was given to the Board members for their signature.
 - o Correction on Page 7: Reconnect H2O for non-payment: \$35.00
 - o Averaging of bills due to leaks on Page 9: Keep averaging info in or remove? ****KEEP POLICY in Rules & Regs*.***

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

- Thank you to Dave Rabideau! We have had three leaks in the past couple of months. There have been no complaints from customers. Everything is going well.
- Thank you to Deb & Susan! The office is running great.
- Thank you to the Board of Directors for communicating and having great discussions!
- Question: Was a letter sent to Deb Greer regarding the Greenbelt? No letter was sent, but Dave Rogers had a discussion with Deb Greer and the property will "stay as is".

VII. **BUDGET:**

B. Resolution to Amend 2025 Budget for New Water Control System:

- The new Water Monitoring System will give Dave Rabideau the ability to do work manually over the phone. The system is expandable. It will bring the Water District into the 20th century. This has been planned for a very long time. Samsera (in Mexico) promised us capabilities that are not available. The system is outdated.
 - o Ty @ Royal Electric has very quick response time. He works closely with Dave Rabideau, and Royal Electric is in the state of Colorado.
 - o Cost of new monitoring system: \$189,744.94. We have paid \$98,000 (1/2 down).
- This was NOT a line item in 2025 budget. We need BOD to vote. (Resolution #2025-04)
 - o Resolution #2025-04 was read by President Dave Rogers and given to the Board members for signature.
- **MOTION TO ACCEPT RESOLUTION #2025-04 TO PURCHASE A NEW WATER MONITORING SYSTEM FOR NWWD by Director Dan Palmisano. MOTION 2ND by Treasurer Vanna Morningstar.** Discussion. Vote. ***UNANIMOUSLY ACCEPTED.***

A. **Proposed budget 2026** - (see attached)

- At the end of June 2025, NWWD earned over \$1,000. Interest from COLOTRUST. (\$200K in acct).
- There will be a Budget hearing on December 11th, 2025 (@ BOD Meeting)
- Health Insurance for Keith Saint-Peter? Or reimbursement for present deductibles?
- Retirement for Dave Rabideau? Susan will investigate getting more information.

VIII. OLD BUSINESS:

- A. **Moving of the HOA Kiosk:** The kiosk will be moved next Tuesday 10/14/2025. Dave Rabideau has planned with Randy Wilson and Richard Clements of the HOA to move the kiosk from the top of Navajo Rd to the NWWD Office property, so it will be under camera surveillance and may deter vandalism.
- **Question:** Do we want to upgrade the NWWD signs?
 - **Suggestion:** Repaint the NWWD logo onto a new sign? Could we get Keith Saint-Peter or Patti Williams to paint a new sign?
 - **Question:** Should we leave the NWWD sign at the top of Navajo Rd across from HOA lot and just update the sign? **Answer:** YES.
- B. **UPS Box:** Do we need a lock on the box? We could use a combination lock and give UPS the code/combination? **Answer:** We don't necessarily need a lock as there are lots of cameras around the NWWD Office. The Board will discuss it further.

IX. NEW BUSINESS: None

X. MOTION TO ADJOURN THE MEETING at 4:08 pm.

*** The next Board of Directors Meeting will be held on Thursday, November 13th, 2025 @ 1:00 pm.***

Respectfully submitted,

Debbie Palmisano
Office Secretary

Attachments