



NAVAJO WESTERN WATER DISTRICT

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BOARD OF DIRECTORS (REGULAR) MEETING

Thursday, May 14th, 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, May 14th, 2026, at 1:03 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.

Guest in Attendance: Deb Greer (ARC Committee).

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

Thursday, April 9th, 2026 (Regular) Board of Director's Meeting

- **CHANGE ON AGENDA for BOD Meeting on May 14th, 2026:**

- o **TREASURER: VANNA MORNINGSTAR** (Listed on Agenda as Treasurer being Rick Williams)
- **MOTION TO ACCEPT THE APRIL 9TH, 2026 MINUTES AS PRESENTED by Director Dan Palmisano; MOTION 2ND by Vice President Rick Williams. Discussion. Vote. UNANIMOUSLY APPROVED.**

IV. PUBLIC COMMENTS: None.

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

A. FINANCIAL REPORTS: (April 2026) – see attached.

- **MOTION TO ACCEPT THE TREASURER'S REPORT AS PRESENTED by Vice President Rick Williams; MOTION 2ND by Director Dan Palmisano. Discussion. Vote. UNANIMOUSLY APPROVED.**

B. BOOKKEEPER'S REPORT: (Beckie Ferrell, Bookkeeper)

- Beckie received an invoice from Susan Smith (previous NWWWD Bookkeeper) for \$60.00 (2 hrs. @\$30./hr).
- Susan also sent a Letter of Engagement for Board approval re: Bookkeeping consultation in the future.
- Question(s): Will there be a time limit on the contract? Can we cancel at any time? Does the Board of Directors need to approve the contract? YES, to all the above questions.
 - o Beckie stated that she will probably need Susan at year-end but shouldn't need to consult her much until that time.
- **MOTION TO SIGN A CONTRACT WITH SUSAN SMITH FOR CONSULTING BOOKKEEPING SERVICES by Treasurer Vanna Morningstar; MOTION 2ND by Director Dan Palmisano. Discussion. Vote. UNANIMOUSLY APPROVED.**

VI. **OPERATIONS REPORTS:**

A. **Water Facility Operator Report** – for April 2026 (Dave Rabideau, Operator Responsible Charge)

- #1) Higher water loss this month. It is usually higher this time of year. No leak at the main.
- Dave & Keith discovered (3) old sample water stations that they were unaware were there. One sample station had been broken into and the lock was missing. (This would be very easy to hook into and Dave suspects that the high-water loss is coming from here). Dave has placed new locks on all (3) sample water stations and will keep an eye on them.
 - o Dave is asking permission from the Board to purchase (5) game cams to be used for surveillance. He will put them in various areas (not in high pressure zones).
 - o \$80-100/camera + SD cards & Batteries – (will hopefully not spend more than \$400-500 max).
 - o **MOTION TO PURCHASE (5) CAMERAS + SD CARDS & BATTERIES by Treasurer Vanna Morningstar; MOTION 2nd by Vice President Rick Williams. Discussion. Vote. UNANIMOUSLY APPROVED.**
 - o If we catch someone stealing water, it is a Federal Offense. We could impose a fine. We will notify the FBI.
- #3) WELL #1: started to suck air (Installed a ball cock valve) 24 gallons to 21 gallons/minute.
- o Matt from Barnett Pump Service will need to come out (June 22, 2026) and look at it. Can we lower a submersible pump? Do we need to replace the well? Dave Rabideau (ORC) believes it is a possible failing well or pump.
 - o Dave Rabideau would like to have someone come in and check all the wells and do a Well Exploration. (This has never been done in the past). There is a company named “Applied Ingenuity” that will come out and look at everything: water levels, algae, etc. Dave will investigate cost and get back to the Board.
- #7) All periodic reports are done. They have been verified and posted digitally and at the NWWD Office.
- #14) Updated maps have been received. Dave would like to install (2) more hydrants if pressure allows.
- #16) Yearly reports CCR drafts – we need to let the public know they are available. Beckie will post on the monthly bills. Dave Rabideau will post.
- #17) DWR is saying WELL #6 is abandoned. *IT IS NOT*. Dave Rabideau will investigate.
- #18) Water Levels – Dave & Keith will be checking monthly now.
- #20) Wednesday, June 24th, 2026: Dave Rabideau will be hosting a CRWA seminar here at the NWWD Office. Water Operators from all over the State of Colorado will be invited to attend. (\$10,000 grant).
- o Question: How many people are expected to attend? Currently not sure.
 - o The Board of Directors is welcome to attend. Deb Greer (ARC) would like to attend also.
- Upcoming projects: Dave & Keith will be painting the porch at the NWWD Office. They will also be putting up the “No Shooting” signs – (Dave has received more signs that were ordered).

WATER OVERRAGES: Dave Rabideau (Operator Responsible Charge)

- **5034 Comanche Drive:** Dave Rabideau received a Letter of Forgiveness for water overage in January 2026. This was the 3rd overage (previous water overages: June 2025: 9,150 gallons; July 2025: 11,712 gallons; January 2026: 9,929 gallons). The customers have been given ample opportunity to get their account current (the last payment rec'd was 1/5/26). (*The customers rent the property*).
 - o Suggestion from the BOD: Send a letter to the customers via Certified Mail: FINAL NOTICE. The Board of Directors will forgive the \$500 water overage fee **IF** the customer comes in and sets up a Payment Plan IMMEDIATELY. If the customer does not pay on the payment plan diligently the water will be turned off at the residence. (*This is the last notice for these residents*).
 - o Send a copy of the letter w/BOD decision to the Owners of residence as well.
 - o Include with the letter a copy of NWWD Rules & Regs regarding livestock.
- **FILING 2 LOT 116: TAP INSTALLATION:** (Dave Rabideau presented to the BOD in January 2026).
- The customer sent a letter asking the BOD to reconsider the Tap Installation. (She has no intention of building at the present time). The customer had paid for the Tap installation 12/28/2024, before the

price increase January 1st, 2025. The customer has not provided any building plans. The lot has not been surveyed. A Tap cannot be installed without knowing where the house will be built. Repeated attempts by the ORC to speak with the owner have been ignored. The Board of Directors offered (2) suggestions to the customers:

- 1) Install the TAP (NWWWD will need all permits and building plans first). The Navajo Ranch ARC Committee will also need to be notified and give permission for the building to proceed.
- 2) NWWWD will hold the Tap installation fee which was already paid (12/28/24) for a period of five (5) years. If the TAP is not installed within the 5-year timeframe (by 12/28/2029), the customer may have to pay additional component costs.
- WHEN ALL NECESSARY DOCUMENTS ARE RECEIVED, NWWWD WILL INSTALL THE TAP AND THE CUSTOMER WILL BE CHARGED \$50 (current rate-subject to change)/MONTHLY + WATER USAGE.

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

1. **Delinquent Accounts:** (3) new accounts (4) last month (13) credit card issues (W/Autopay) – (1) not yet corrected.
2. **5034 Comanche Drive:** Customers are Renters (moved in 6/11/2025).
 - **6/27/25:** Water Overage (9,150 gals); **7/30/25:** Water Overage (11,712 gals) – overage fee forgiven by BOD @ Aug. 2025 BOD mtg; **1/28/26:** Water Overage (9,929 gals) – no letter submitted.
 - **Customer is currently \$1,137.87 in arrears** (scheduled shut off 4/27/2026).
 - Should property owner be sent a letter? Lien to be filed?
 - (5/6/26): I spoke property Owner (per Dave Rogers, President) and let him know that a lien will be placed on property. (Shutoff extended to Monday, 5/11/26).
 - 5/11/2026: Customer (Renter) came into the office and paid \$400.00 on account to avoid water shutoff at residence. No Lien will be placed on the property at this time. (New balance \$735.87).
3. **971 Navajo Road:** Shutoff notice sent to resident. Water is scheduled for Shutoff 4/27/2026. Account was paid-in-full to avoid shutoff. (*I did not charge the \$35.00 reconnect fee*). The account has been in arrears since Jan. 2026 (\$494.50 past due).
4. **2026 Annual SDA Regional Workshop on Monday June 15th, 2026 in Fountain:** (\$40/person)
 - I will get us registered (Dave Rogers, Vanna, Dan Palmisano, Jim Bierly, Debbie Palmisano, Beckie Ferrell. Rick Williams going? *NO*. Jim Bierly going? *YES*).
5. **Annual NWWWD Newsletter:** Any input from the Board?
 - Drought conditions – please conserve when possible; no outside watering.
 - Add to Newsletter & Website: Leak Statistics (from Dave Rabideau – Water ORC)
6. **Water Restrictions (for LaVeta):** due to drought conditions:
 - **1st Offense:** Official Warning
 - **2nd Offense:** \$100.00 fine
 - **3rd Offense:** \$500.00 fine (per occurrence for subsequent occurrences)

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

1. LaVeta, Walsenburg, Gardner and Cuchara are all under drought restrictions. NWWWD is not yet.
2. Memorial Day Services (Veterans) is posted. All are welcome and invited.
3. Dave Rogers has copies of Covenants available if anyone wants one.
 - a. Dave contacted the NWWWD Lawyer (ERB Law) re: Covenants. He passed out the Lawyer's response to his questions and copies of the Covenants to Board members.
4. Dave Rogers also passed out Huerfano County Maps & Facts to all Board members, showing important local information. It also shows where our water supply comes from.

VII. **OLD BUSINESS:** None.

VIII. **NEW BUSINESS:**

- A. **Rules & Regulations:** Finalized and passed out to the Board for signatures. The updated Rules & Regs will be posted on the NWWD website and available at the NWWD Office.
 - o I will mention in the NWWD Newsletter that the updated Rules & Regs are now available at the office and on the NWWD website.
- B. **Deb Greer from ARC Committee spoke to the Board regarding Restrictions for Rural Districts:**
 - a. **No Commercial Businesses allowed.** (Auto Repair business, Junk Collection, etc.)
 - b. **Filing 1: Horses are allowed, but residents are supposed to haul water in.**
- C. **Question:** Can we speak to the Realtors regarding Covenants & Water Usage? Can we send a letter to the Realtors regarding the Covenants and NWWD Water Usage rules? YES.
- D. **Question:** Who enforces the Covenants? The HOA. (Hopefully with a new board of Directors for HOA things will be handled differently).

IX. **ADJOURNMENT: A MOTION WAS MADE TO ADJOURN THE MEETING AT 3:28 PM by Director Dan Palmisano; MOTION 2ND by Vice President Rick Williams.**

**The next Regular Board of Directors meeting will be held on Thursday, June 11th, 2026 @ 1:00pm at the NWWD Office.

Respectfully submitted,

Debbie Palmisano
Secretary