



NAVAJO WESTERN WATER DISTRICT

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BOARD OF DIRECTOR'S (REGULAR) MEETING

Thursday, September 10, 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, September 10th, 2026, at 1:03 pm.

II. ROLE CALL:

In Attendance: President Dave Rogers, Vice President Rick Williams, Treasurer Vanna Morningstar, Director Daniel Palmisano, Director James Bierly, Water Operator (ORC) Dave Rabideau, Bookkeeper Beckie Ferrell, Secretary Debbie Palmisano.

Guests in Attendance: Ron Cook, Dennis McKaige, Jerry & Laura Sharpe.

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

Thursday, August 13th, 2026 (Regular) Board Meeting

- MOTION TO ACCEPT THE AUGUST 13th, 2026, MINUTES AS PRESENTED by Treasurer Vanna Morningstar; MOTION 2ND by Vice President Rick Williams. Discussion. Vote. *UNANIMOUSLY APPROVED.***

IV. PUBLIC COMMENT(S):

- A. Jerry & Laura Sharpe attended the meeting to follow-up on Jerry's presentation at the August 13, 2026, BOD Meeting re: installing a fence on the property line w/NWWD property. Jerry presented a map showing the fence ON the property line (see attached).**
 - The Board of Directors voiced their concern that if someone else should purchase the property in the future, could there be a possible problem with where the fence is located.**

- **THE BOARD OF DIRECTOR'S AGREED THEY WOULD LIKE TO HAVE THE SHARPE'S INSTALL THE FENCE ON THEIR OWN PROPERTY, NOT ON THE PROPERTY LINE WITH NWWD.**
- **Jerry requested that we update Deb Greer (ARC Committee) with the Board's decision. (Deb Palmisano will be sure Deb Greer gets the Minutes and the BOD's decision).**

B. 22 Chocktaw Drive: had a service line burst (due to very old parts) resulting in a large Water Overage of 23,338 gallons in August 2026. The customer submitted a Letter of Forgiveness, due to hardship. (The overage occurred prior to the Board's ruling at the August 13, 2026, BOD Meeting, that "*Until Colorado State drought conditions are lifted, no water overages will be forgiven*").

- **MOTION TO FORGIVE (ONE TIME ONLY) THE \$500. WATER OVERAGE FEE AND OFFER A PAYMENT PLAN FOR REPAYMENT.**
 - o **SUGGESTION: SHOULD WE LOWER THE WATER RATE TO A LOWER TIER (TIER II) TO HELP WITH HARDSHIP? YES. Unanimous decision by the BOD. (Deb will send the customer a letter with the new calculations for the Payment Plan).**
 - o **Discussion. Vote. UNANIMOUSLY APPROVED TO FORGIVE THE \$500 OVERAGE FEE (ONE TIME ONLY) & RE-CALCULATE THE AUGUST BILL @ TIER II LEVEL by Treasurer Vanna Morningstar; MOTION 2nd by Vice President Rick Williams.**

V. TREASURERS REPORT: (Vanna Morningstar, Treasurer)

A. Financial Reports – September 2026 (see attached).

- 1) November 1st, 2026: Loan payment is due (NWWD's long-standing loan – Water Tanks) – There are two (2) payments due per year.**
 - 2) Workman's Comp is due. (\$2,500. Premium last year).**
 - 3) Safety Deposit Box is due. (\$60./year).**
 - 4) Beckie contacted the Auditor for a Letter of Engagement. (He stated that she was early this year.) Estimated cost: \$2,200. (over that \$125./hr).**
 - o **Board approved.**
 - 5) DOLA Deadline: At the next BOD Meeting (October 8th, 2026) Beckie must have the preliminary budget ready for Board approval.**
- **MOTION TO ACCEPT THE TREASURERS REPORT AS PRESENTED by Director Dan Palmisano; MOTION 2nd by Director James Bierly. Discussion. Vote. UNANIMOUSLY APPROVED.**

- **The MILL LEVIES need to be submitted December 15th, 2026. Beckie has been able to figure out the calculation. Should we apply for a TEMPORARY DISCOUNT? (We applied for it in 2025). Beckie & Vanna will work on this.**
- **When the Budget is prepared, we need to advertise the budget meeting (Board meeting) in the newspaper.**

VI. OPERATIONS REPORT:

A. WATER FACILITY OPERATOR REPORT: September 2026

(Dave Rabideau, Operator Responsible Charge) – see attached.

- **#10) Dave provided a map showing the water levels & explanation.**
- **#15) Air in the lines: some residents have stated they have air in their water lines. Dave is investigating.**
- **#16) Dave would like to get someone from COREMAIN to come out & give support.**

WATER OVERAGE(S):

- **1213 Chickasaw Drive: A Letter of Forgiveness was presented last month (August 13, 2026 BOD meeting). The Board of Directors requested the customer to provide receipts from a licensed Plumber that the repairs had been completed (this had been an ongoing issue, and customer had an overage in July 2026 also). The BOD stated, if the customer provided receipts for the repairs, the \$500 Water Overage Fee would be removed from the account.**
 - o **A MOTION WAS MADE TO FORGIVE THE \$500 WATER OVERAGE FEE SINCE THE CUSTOMER PROVIDED THE NECESSARY RECEIPTS REQUESTED BY THE BOD AT THE AUGUST 13, 2026, MEETING. THE MOTION WAS MADE by Director Dan Palmisano; MOTION 2ND by Director James Bierly. Discussion. Vote. *UNANIMOUSLY APPROVED.***
- **675 Ute Drive: A letter was submitted to the Board requesting the reversal of the Board's decision at the August 13, 2026, BOD Meeting NOT to forgive the \$500 Water Overage Fee.**
 - o **Deb Palmisano sent a letter to the customer stating the Board's decision not to remove the overage fee (a standard form letter). The letter "mis-stated" that the overage would not be forgiven due to the customer not providing receipts for the repair work.**
 - o **The decision not to remove the overage fee was due to the customer not contacting NWWD, or the Operator Responsible Charge, to request**

- having the water shut off at the residence while he was away during the winter months (per NWWD Rules & Regs, Pg. 9, Section 2).
 - **A MOTION WAS MADE TO REVISE THE LETTER TO THE CUSTOMER, STATING THE PREVIOUS LETTER WAS SENT IN ERROR (REQUESTING RECEIPTS). WE WILL CORRECT THE LETTER TO STATE THAT THE DENIAL WAS DUE TO NOT CONTACTING NWWD TO HAVE THE WATER SHUT OFF DURING THE WINTER MONTHS WHILE THE CUSTOMER WOULD BE AWAY. (It was also requested by the BOD to include Page 9 of the NWWD Rules & Regulations with the revised letter to the customer).**
 - **THE MOTION WAS MADE TO CONTINUE THE DENIAL OF OVERAGE FORGIVENESS BY THE BOARD. The MOTION was made by Director Dan Palmisano; MOTION 2ND by Treasurer Vanna Morningstar.**
 - **A lengthy discussion ensued. Vote. *UNANIMOUSLY APPROVED*.**
 - **Vice President Rick Williams walked out of the Board meeting at 2:17pm and did not return.**
- **431 CR 510: A Letter of Forgiveness was submitted. The leak was verified by ORC and repaired. (The water overage happened prior to the “No Forgiveness of Overages” ruling by the BOD at the August 13, 2026, meeting).**
 - **MOTION TO FORGIVE THE \$500 OVERAGE FEE (ONE TIME ONLY) by Treasurer Vanna Morningstar; MOTION 2ND by Director Dan Palmisano. Discussion. Vote. *UNANIMOUSLY APPROVED*.**

B. OFFICE REPORT: (Debbie Palmisano, Secretary)

- 1) Delinquent Accounts: We have filed (6) Liens and (1) Lien Release w/ County on 8/31/2026.**
- 2) Certified Accounts 2026: We will be filing (4) Certifications w/Huerfano County. (Should be filed w/County November 1st, 2026). We can submit them to the County after the BOD meeting on Nov. 12th, 2026- per Huerfano County Treasurer.**
 - a. (1) Certified account from 2025 was recently satisfied (Lien Release was filed 8/31/26) & will not be filed for 2026.**
- 3) Three (3) NWWD Accounts without a TAP are being charged Locked Meter monthly fee. (All three accounts were set up in R.B. on the same date.)**
 - a. Beckie and Deb will work with ORC to resolve this. (*Beckie already sent reimbursement check to one customer 9/8/26*).**

b. A MOTION WAS MADE TO SEND A LETTER OF EXPLANATION RE: PAY-OUT OF REFUNDS FOR ABANDONED METERS & REFUND CHECKS TO THE AFFECTED CUSTOMERS ASAP by Director Dan Palmisano; MOTION 2ND by Treasurer Vanna Morningstar. Discussion. Vote. *UNANIMOUSLY APPROVED.*

- 4) Deb Greer requested a listing of all Inactive Taps/Abandoned Meters at the last BOD meeting. Beckie and & have the list available (per Dave Rabideau).**
- 5) Certified Letters: If we send a customer a Certified Letter, can we charge the customer's account for the cost of postage? (\$14./per certified letter) (Mailing these letters are getting very costly to NWWD).**
- **Ex. One residence we sent (4) certified letters (\$14x4=\$56.00).**
 - ***The Board of Directors agreed that going forward NWWD will charge \$20 to the Account Holder if a Certified Letter needs to be mailed*.**
- 6) The new (20) office chairs ordered from Amazon were delivered 8/21/26. I will post the old chairs for FREE on FB Marketplace. I will also mention they are available to whomever wants them, at the HOA Meeting. (Dave Rabideau will store in the NWWD shop).**
- 7) Ad in Newspaper (P/T Maintenance position) needed. Discussion ensued.**

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

- 1) Thank you! I really appreciate all the opinions/input from the Board and guest residents attending the meeting.**
- 2) NWWD will need to define the job title/duties of Assistant Maintenance worker.**
- 3) The work truck and machine are in good shape and ready for winter.**

VI. OLD BUSINESS:

- 1) Director Dan Palmisano stated that the Water decree allows 50 horses.**
 - **Dave Rabideau stated that there are presently 13 horses.**

VII. NEW BUSINESS: None.

VIII. ADJOURNMENT: A MOTION WAS MADE TO ADJOURN THE MEETING AT 3:17 PM by Director Dan Palmisano; MOTION 2ND by Director James Bierly.

***The next regular Board Meeting will be held on Thursday, October 8th, 2026.**