

TRANQUILLO PINES WATER USERS COOP
10 BOBOLINK LANE
TIJERAS, NM 87059
(505) 281-3668

MINUTES OF BOARD OF DIRECTORS MEETING – May 16, 2025

Meeting called to order by President Gary Ashcraft at 1:03 PM

Members present: President Gary Ashcraft, Vice President Richard Rondeau, Manager and Board member Carl Walker, Board member Chuck Davidson, Board member Harvey Peel, and member guest Rob Salazar

April 4, 2025 minutes read and approved

May 8, 2025 Annual meeting minutes approved and ready for posting

Note: Gary interrupted the agenda to address new member, Rob Salazar, questions about the water system.

Bank Reconciliations Jan 1- April 28 2025

Member revenue monthly swings are likely the result of payments coming in from the 1st – 10th of the following month. We haven't been consistent on allocating those deposits (sometimes billing month sometimes following month).

We've seen numerous transactions (in/out) posted to the reserve fund account. The intended purpose is to put money in there for future planned projects (ie meter replacements, testing equipment, pumps, construction projects). Will talk to AVI about this.

Manager's Report

No significant maintenance or repairs were noted.

Tank Maintenance and Levels worksheet was reviewed by the Board.

Reviewed pump logs.

Chuck is actively pursuing accounts receivable starting with "over 31 days late notices" and "over 61 days disconnect notices."

Fill pipe for tank 2 needs to be put on schedule.

Carl Housman wants to scale back on Operator 2 activities. We need to be looking for a replacement. The Drinking Water Bureau website lists contractors available for hire if we get in a pinch.

We need a new Pulsator pump in well house 9

Gary is requesting a fire hydrant pressure gauge. The advantage is the system pressure can be tested without going into member's yards. Purchase was approved; Gary is to get parts for construction. Cost estimate is \$500.

Old Business

Board members signed Mutual Domestic Reorganization documents (Certificate of Association, Bylaws, Rules and Regulations, and The Open Meetings Resolution).

DWSRF loan terms have not been received.

Met with AVI to discuss Chart of Accounts, budget vs actual tracking.

Sanitary Survey conducted on March 14, 2025, Report received April 17, 2025 noting one significant deficiency. Water System Corrective Action Plan submitted April 30, 2025. On May 6, 2025 we received notice from Regulator that no further action was required.

New Business

Election of Officers

All sitting officers were nominated and unanimously voted in to serve another term.

Gary Ashcraft-President

Richard Rondeau- Vice-President

Carl Walker- Secretary/Treasurer

Upcoming meeting with Southwest Environmental Finance Center to see if we can get a grant for PER Isolation test results 46 and 47 have indicated a leak on Kuhn Rd and Kreamer Rd. More testing/data interpretation needed to pinpoint location to excavate.

Transfers, all reviewed and approved

Kevin Cross to Aaron Jones and Hannah Woods Acct 128

Nancy Gill to Antoino Vialpando Account 123

John Pries-Lin to Gregory L and Nina S Mims Acct 158

Jeannie Chunye Linsavage to Shayleen Wilson Acct 125

Guillermo Marez to Katherine M. Janus and Dustin M. Mead Acct 042

TPWUC to Steve Daffern, Acct 282 (Trade for Coleman well and easement – POD10)

Estate of Carol Henderson to John W. and Marcia E. Miller Acct 099

Margart and Paul O'Brien to Suzette and Thomas Houston Acct 277

Sharissa Young to Thomas Chyba and Susan Hill Acct 137

Richard Galarneau to Travis Taylor and Heather Rissi Acct 269

Elaine Maestas to Glenna Chavez Acct 218

Glen Milstrey to John and Nichole Chesnut Acct 191

Maureen Drexel to William R. Greenfield Acct 060

Katherine Downey to Desiree Phillmore Acct 085

Ernest Lee Sweenhart to Welsey D and Rena Reed Harris Acct 168

Gary and Sharon Graves to Aleksander Chiaia and Cara Vu Acct 182

Estate of Cecil Gates to Margaret Thomas Acct 130

Chad Bomar to Andrew Swenson Acct 193

Ernest Lee Sweenhart to Robert Salazar II Acct 086

RealTek Inc. to Stephanie Aragon Acct 078

Natalie Atherton to Tanish Renae Griffin Acct 224

Meeting Adjourned approximately 3:30pm