

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

**MINUTES OF BOARD OF DIRECTORS AND MEMBER MEETING – June 19, 2025 Vista Grande Church,  
Tijeras, NM**

**Meeting called to order by President Gary Ashcraft at 6:03 PM**

Members present: President Gary Ashcraft, Vice President Richard Rondeau, Manager and Board member Carl Walker, Board member Chuck Davidson,

Members absent: Board member Harvey Peel

17 regular members were in attendance, only 12 signed in.

**May 16, 2025 minutes read and approved**

**Bank Reconciliation May 31, 2025**

Revenue of \$50,640, Expenses of \$43,594 (includes water hauling \$24,567 our largest expense) for net revenue of \$7,046.

Accounts receivable of \$17,397 with 42 members in arrears of 31+ days.

Still have not been able to fund the Reserve account, which is for planned future expenses.

**For the period June 1-19**

Revenue of \$36K, Expenses of \$11K

**Manager's Report**

Carl presented maintenance and repairs for the month along with tank levels and pump logs. Discussed plans for collecting Accounts Receivable and sending out timely disconnect notices.

**Reports of Officers and Committees**

Gary presented updates on water loss and leak detection including some new conductivity measurement equipment developed by Dr. Bill Miller using the leak at Kraemer and Armin as a case study. Overall consensus is that our testing and isolation methodology are working. The acoustic technology, however, has been inconclusive and not reliable or repeatable.

A member suggested putting a T at new meter installations to facilitate taking pressure readings and water samples.

POD 7 fluoride level is now reported at 4.8mg/l.

**Old Business**

Multiple attempts have been made to file the mutual domestic reorganization paper work with the Secretary of State. Their website is not functional and tech support has been inconsistent. Although they have been able to duplicate the error a fix has not yet been forthcoming.

Our accountant, AVI, has been working with us to generate new reports for tracking income and expenses. The water system will keep them onboard.

Online bill pay through GovCard was presented by Carl. They offer online payment services for small water systems at reasonable rates and may be able to integrate directly with our billing system, JayHawk. The board voted in favor of proceeding with GovCard as our online bill pay provider.

Gary made another call for a operator/manager in training to the membership.

**New Business**

A motion and vote to amend Article IV Section 5 of the Bylaws of the TPMDCWA was made to address membership transfers. The vote was unanimous to adopt the new wording.

#### Old wording

Certificates of membership may be transferred to another person but not another property, upon payment of fees and other requirements as described in the rules and regulations, the transfer shall be noted on the books of the association and shall be approved by a majority vote of the Board of Directors. The Board of Directors' decision shall be noted in the meeting minutes

#### New wording

Certificates of membership belong to the member and may be sold, bartered, or transferred to another property owner in the service area or returned to the Association. Certificates returned to the Association will not be compensated and may be resold by the Association. Membership transfers must be reviewed by the Board of Directors for suitability, including service area, and must be approved by a majority vote of the Board of Directors. Upon payment of fees and other requirements as described in the rules and regulations, the transfer shall be noted on the books of the association. The Board of Directors' decision shall be noted in the meeting minutes.

A summary of funding options for a PER was presented and included details on a low interest loan from NMFA and a grant from SWEFC-UNM. The board voted in the majority with strong support from the membership to pursue the grant option from SWEFC-UNM and to use a local NM engineering firm to produce the PER.

An Electronic Communication Release Form was presented as an option for members wishing to receive water system communication electronically. It's anticipated this will cut expenses while providing timely delivery of water system information. Many members expressed interest in this option.

General discussion about the optics of paying a water system member (and board member) for use of his personal tractor to further reduce expenses and conduct repairs in a timely manner. The membership expressed support for the idea so long as there was a paper trail and transparency in the transactions and that the opportunity was open to any member who wished to offer such services.

#### **Discussion from Membership**

A member questioned the rate structure and how it works to encourage water conservation. Gary answered with we must be able to encourage families with children into the neighborhood. He explained what we consider to be an average amount of monthly use. The rates do increase substantially above 4000 gallons of use. It was suggested that the rate structure be a topic at the next board meeting.

**No Transfers to Review/Approve this month.**

**Meeting Adjourned at 7:45pm**