

# TPMDWCA Board and Member Meeting

August 21, 2025

1

## Agenda

- Review Minutes from June 19<sup>th</sup> Board meeting
- Financial Position
- Manager's Report
- Reports/Updates on:
  - Water loses, leak detection, and repairs
  - Source Water Protection Plan, Guest Katina Wilson, NMED, WTB
  - USGS water testing and NMED PFAS Testing
- Unfinished Business
  - Status - Tranquillo Pines Mutual Domestic Water Consumer Association – completed June 24, 2025
  - Manager in training candidates? Paid apprenticeship program available
  - Sign the resolution from June 19 meeting that rewords the Bylaws Article IV, Section 5
  - Electronic Communications Release Form
  - GovCard – automated payment processing available August 4, 2025
- New Business
  - Preliminary Engineering Report - Horrocks
  - Well #7 Administrative Compliance Order for High Fluoride
  - Water Operator
  - Resolutions to pursue funding
  - Volunteer Opportunities
- Member discussion and questions
- Transfers

2

# TPMDWCA Financials

August 21, 2025

3

Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Customer Payments	\$ 335,120	\$ 42,045	\$ 45,070	\$ 53,440	\$ 38,731	\$ 50,831	\$ 52,901	\$ 52,102	\$ 335,120
Bank Fees and RTN check fees	\$ -	\$ (17)	\$ (18)	\$ (18)	\$ (16)	\$ (192)	\$ (406)	\$ (574)	\$ (1,242)
Interest Income	\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ 6
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Past Due Accounts	\$ -	\$ 20,969	\$ 17,696	\$ 15,697	\$ 14,585	\$ 17,397	\$ 8,469	\$ 10,222	\$ 105,035
<b>Total Revenue</b>	<b>\$ 335,120</b>	<b>\$ 42,030</b>	<b>\$ 45,052</b>	<b>\$ 53,423</b>	<b>\$ 38,716</b>	<b>\$ 50,640</b>	<b>\$ 52,496</b>	<b>\$ 53,528</b>	<b>\$ 333,885</b>
Expenses									
<b>Fixed Costs (Indirect)</b>									
Debt Service	\$ 9,108	\$ -	\$ -	\$ 1,277	\$ 1,277	\$ 1,277	\$ -	\$ 2,554	\$ 6,385
Manager Salary	\$ 83,600	\$ 1,400	\$ -	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 15,400
Water Rider Salary	\$ 83,600	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 19,600
Payroll Taxes	\$ -	\$ (523)	\$ (259)	\$ (501)	\$ (506)	\$ -	\$ 759	\$ -	\$ 759
Billing Software,Website service	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2,000	\$ 198	\$ 112	\$ 168	\$ 768	\$ -	\$ 168	\$ 56	\$ 1,470
Rent - Storage	\$ 2,400	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,400
Rent - Office	\$ 4,800	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 2,400
Utilities - Electric,phone,Internet	\$ 19,000	\$ 1,627	\$ 1,530	\$ 1,456	\$ 1,520	\$ 1,364	\$ 1,376	\$ 1,670	\$ 10,543
Tank Maintenance	\$ 15,000	\$ -	\$ 1,254	\$ 2,509	\$ -	\$ 2,859	\$ 1,605	\$ 1,254	\$ 9,481
Insurance BOD Liability annual (Higginbotham Ins)	\$ 3,000	\$ -	\$ -	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ 963
Insurance TPWUC Liability annual (Cincinnati Ins)	\$ 2,400	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198
Insurance - Workmans Comp monthly NM Mutual	\$ 2,500	\$ 208	\$ 208	\$ 499	\$ -	\$ 218	\$ 218	\$ 218	\$ 1,569
Insurance - Vehicle monthly Farmers Ins	\$ 1,200	\$ 49	\$ 109	\$ 270	\$ 125	\$ 224	\$ 249	\$ 241	\$ 1,267
Fuel Only	\$ 1,200	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ 295	\$ -	\$ 320
Truck Maintenance	\$ 6,500	\$ 538	\$ 54	\$ 538	\$ 538	\$ 538	\$ 538	\$ 562	\$ 3,306
Legal/Accounting (no fee plus filings)	\$ -	\$ -	\$ 271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits & other fees (SOS filings)	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financial Audit	\$ 700	\$ 321	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ 557
Dues (NMRWA,WARN) annual	\$ 1,200	\$ -	\$ -	\$ 130	\$ 1,442	\$ -	\$ 33	\$ 41	\$ 1,646
Office Supplies	\$ 6,400	\$ 531	\$ 531	\$ 531	\$ -	\$ 1,081	\$ 531	\$ 531	\$ 3,716
Operator Fee	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Fund-Emergency Fund	\$ 166,208	\$ 7,749	\$ 7,008	\$ 13,338	\$ 13,235	\$ 13,766	\$ 11,972	\$ 13,327	\$ 90,981
<b>Total Fixed Costs</b>									
<b>Variable Costs (Direct)</b>									
Labor and System Testing overtime	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technical Support	\$ 3,000	\$ -	\$ 38	\$ -	\$ 710	\$ -	\$ -	\$ 199	\$ 947
<b>O &amp; M</b>									
Parts, Supplies, Equipment	\$ 10,000	\$ 1,516	\$ 1,349	\$ 1,447	\$ 174	\$ 1,083	\$ 2,420	\$ 243	\$ 8,232
Contractor Repairs	\$ 45,000	\$ 2,163	\$ 2,000	\$ 8,172	\$ 1,179	\$ 1,121	\$ 2,117	\$ 3,877	\$ 20,629
Water Hauling	\$ 200,000	\$ 27,087	\$ 35,773	\$ 30,954	\$ 21,119	\$ 24,567	\$ 18,102	\$ 25,141	\$ 182,743
Gross Receipt Tax	\$ 10,500	\$ 2,031	\$ -	\$ 933	\$ -	\$ 1,709	\$ 899	\$ 892	\$ 6,464
NM State Tax	\$ 4,500	\$ 307	\$ 141	\$ 74	\$ 117	\$ 315	\$ 217	\$ 217	\$ 1,389
Federal Taxes	\$ 10,000	\$ 778	\$ 454	\$ 694	\$ 1,449	\$ 1,033	\$ 1,033	\$ 1,033	\$ 6,414
Conservation Tax	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	\$ 139
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Variable Costs</b>	<b>\$ 288,800</b>	<b>\$ 33,881</b>	<b>\$ 39,755</b>	<b>\$ 42,274</b>	<b>\$ 24,748</b>	<b>\$ 29,828</b>	<b>\$ 24,788</b>	<b>\$ 31,741</b>	<b>\$ 227,015</b>
<b>Total Expenses</b>	<b>\$ 455,008</b>	<b>\$ 45,631</b>	<b>\$ 46,763</b>	<b>\$ 55,613</b>	<b>\$ 37,982</b>	<b>\$ 43,594</b>	<b>\$ 36,760</b>	<b>\$ 45,068</b>	<b>\$ 307,996</b>
<b>Net Revenue</b>	<b>(\$119,888)</b>	<b>\$399</b>	<b>(\$1,711)</b>	<b>(\$2,190)</b>	<b>\$734</b>	<b>\$7,046</b>	<b>\$15,736</b>	<b>\$6,460</b>	<b>\$25,889</b>
Required Break Even No Revenue		\$42,429	\$46,763	\$55,613	\$37,982	\$43,594	\$36,760	\$45,068	
No of members in arrears >31 days		37	38	40	25	42			
No of member in arrears >61 days							14	16	

4

## Summary No.

- Revenue \$51.5k
  - Monthly Avg = \$47.9k
- Expenses \$45.1
  - Monthly Avg = \$43.9k
  - Water Hauling = \$25.1k
  - Monthly Avg = \$26k

## Additional No.

- Repairs
  - Monthly Avg = \$3k
- Parts, Equipment
  - Monthly Avg = \$1.2k
- 100's of volunteer hours/month

## August No.

- POD 6 Repairs \$8718
- POD 7 Repairs \$2187 + \$1190
- Locks ~\$4,000
- Water hauling will exceed budget

# Revenue

Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Customer Payments	\$ 335,120	\$ 42,045	\$ 45,070	\$ 53,440	\$ 38,731	\$ 50,831	\$ 52,901	\$ 52,102	\$ 335,120
Bank Fees and RTN check fees	\$ -	\$ (17)	\$ (18)	\$ (18)	\$ (16)	\$ (192)	\$ (406)	\$ (574)	\$ (1,242)
Interest Income		\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ 6
Investment Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Past Due Accounts	\$ -	\$ 20,969	\$ 17,696	\$ 15,697	\$ 14,585	\$ 17,397	\$ 8,469	\$ 10,222	\$ 105,035
<b>Total Revenue</b>	<b>\$ 335,120</b>	<b>\$ 42,030</b>	<b>\$ 45,052</b>	<b>\$ 53,423</b>	<b>\$ 38,716</b>	<b>\$ 50,640</b>	<b>\$ 52,496</b>	<b>\$ 51,528</b>	<b>\$ 333,885</b>

5

# Expenses – Fixed Costs

Expenses		Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Fixed Costs (Indirect)									
Debt Service	\$ 5,108	\$ -	\$ -	\$ 1,277	\$ 1,277	\$ 1,277	\$ -	\$ 2,554	\$ 6,385
Manager Salary	\$ 33,600	\$ 1,400	\$ -	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 15,400
Water Rider Salary	\$ 33,600	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 19,600
Payroll Taxes		\$ (523)	\$ (259)	\$ (501)	\$ (506)				
Billing Software,Website service	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759	\$ -	\$ 759
Postage	\$ 2,000	\$ 198	\$ 112	\$ 168	\$ 768	\$ -	\$ 168	\$ 56	\$ 1,470
Rent - Storage	\$ 2,400	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,400
Rent - Office	\$ 4,800	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 2,400
Utilities - Electric,phone,internet	\$ 19,000	\$ 1,627	\$ 1,530	\$ 1,456	\$ 1,520	\$ 1,364	\$ 1,376	\$ 1,670	\$ 10,543
Tank Maintenance	\$ 15,000	\$ -	\$ 1,254	\$ 2,509	\$ -	\$ 2,859	\$ 1,605	\$ 1,254	\$ 9,481
Insurance BOD Liability annual (Higginbotham Ins)	\$ 1,000	\$ -	\$ -	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ 963
Insurance TPWUC Liability annual (Cincinnati Ins)					\$ 907	\$ 25	\$ -		
Insurance - Workmans Comp monthly NM Mutual	\$ 2,400	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198
Insurance - Vehicle monthly Farmers Ins	\$ 2,500	\$ 208	\$ 208	\$ 499	\$ -	\$ 218	\$ 218	\$ 218	\$ 1,569
Fuel Only	\$ 1,200	\$ 49	\$ 109	\$ 270	\$ 125	\$ 224	\$ 249	\$ 241	\$ 1,267
Truck Maintenance	\$ 1,200	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ 295	\$ -	\$ 320
Legal/Accounting (mo fee plus filings)	\$ 6,500	\$ 538	\$ 54	\$ 538	\$ 538	\$ 538	\$ 538	\$ 562	\$ 3,306
Permits & other fees (SOS filings)		\$ -	\$ 271	\$ -					
Financial Audit	\$ 3,000				\$ -	\$ -	\$ -	\$ -	\$ -
Dues (NMRWA,WARN) annual	\$ 700	\$ 321	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ 557
Office Supplies	\$ 1,200	\$ -	\$ -	\$ 130	\$ 1,442	\$ -	\$ 33	\$ 41	\$ 1,646
Operator Fee	\$ 6,400	\$ 531	\$ 531	\$ 531	\$ -	\$ 1,061	\$ 531	\$ 531	\$ 3,716
Reserve Fund-Emergency Fund	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fixed Costs	\$ 166,208	\$ 7,749	\$ 7,008	\$ 13,338	\$ 13,235	\$ 13,766	\$ 11,972	\$ 13,327	\$ 80,981

6

## Expenses – Variable Costs

Variable Costs (Direct)		Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Labor and System Testing overtime	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technical Support	\$ 5,000	\$ -	\$ 38	\$ -	\$ 710	\$ -	\$ -	\$ 199	\$ 947
<b>O &amp; M</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Parts, Supplies, Equipment	\$ 10,000	\$ 1,516	\$ 1,349	\$ 1,447	\$ 174	\$ 1,083	\$ 2,420	\$ 243	\$ 8,232
Contractor Repairs	\$ 45,000	\$ 2,163	\$ 2,000	\$ 8,172	\$ 1,179	\$ 1,121	\$ 2,117	\$ 3,877	\$ 20,629
Water Hauling	\$ 200,000	\$ 27,087	\$ 35,773	\$ 30,954	\$ 21,119	\$ 24,567	\$ 18,102	\$ 25,141	\$ 182,743
Gross Receipt Tax	\$ 10,500	\$ 2,031	\$ -	\$ 933	\$ -	\$ 1,709	\$ 899	\$ 892	\$ 6,464
NM State Tax	\$ 4,500	\$ 307	\$ 141	\$ 74	\$ 117	\$ 315	\$ 217	\$ 217	\$ 1,389
Federal Taxes	\$ 10,000	\$ 778	\$ 454	\$ 694	\$ 1,449	\$ 1,033	\$ 1,033	\$ 1,033	\$ 6,474
Conservation Tax	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ 139
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Variable Costs</b>	<b>\$ 288,800</b>	<b>\$ 33,881</b>	<b>\$ 39,755</b>	<b>\$ 42,274</b>	<b>\$ 24,748</b>	<b>\$ 29,828</b>	<b>\$ 24,788</b>	<b>\$ 31,741</b>	<b>\$ 227,015</b>
<b>Total Expenses</b>	<b>\$ 455,008</b>	<b>\$ 41,631</b>	<b>\$ 46,763</b>	<b>\$ 55,613</b>	<b>\$ 37,982</b>	<b>\$ 43,594</b>	<b>\$ 36,760</b>	<b>\$ 45,068</b>	<b>\$ 307,996</b>
<b>Net Revenue</b>	<b>(\$119,888)</b>	<b>\$399</b>	<b>(\$1,710)</b>	<b>(\$2,190)</b>	<b>\$734</b>	<b>\$7,046</b>	<b>\$15,736</b>	<b>\$6,460</b>	<b>\$25,889</b>
Required Break Even Mo Revenue		\$42,429	\$46,763	\$55,613	\$37,982	\$43,594	\$36,760	\$45,068	
No of members in arrears >31 days		37	38	40	25	42			
No of member in arrears >61 days							14	16	

7

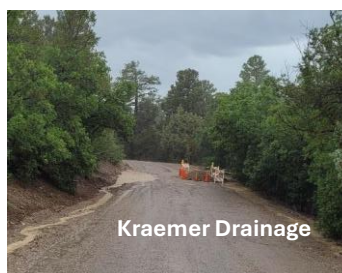
## TPMDWCA Manager's Report Since June 19

August 21, 2025

8

## Manager's Report June 20–Aug 20

- Normal Day-to-Day operations including:
  - Measuring well depths, read meters, water transfers, mail bills, make deposits, answer phone, and email
- Participated in calls about PER with SWEFC, and Horrocks Engineering
- Supported isolation tests #57-74
- Hosted NMED PFAS testing and USGS water age testing
  - PFAS, lithium, and manganese are emerging contaminants
  - Water age may help understand fluoride contaminant
  - Radioactive elements too
- June 20-23 ongoing repair support at Kraemer leak site
  - There is still an open hole there where valve was inserted.
  - Located in a drainage area with too much rain/mud to backfill.
  - Need volunteer to grade road
- POD6 and POD7 Failures – following slides
- New meter installation and replacement
- Tank Maintenance
- Vacation July 12-26



9

## POD7 Troubles

- Started June 6 with what seemed to be a controller failure
- June 7 David Wilson concluded it was a bad wire between the pumphouse and the wellhead
  - Temporarily fixed with some spare wire and pump ran fine
  - Only down for two days
- July 19, dug at old wellhead to expose old wire splice
  - Determined the splice was not the problem
- July 26, trenched 230', 2-3 feet deep and replaced wire
- July 31, backfill the trench and complete wiring



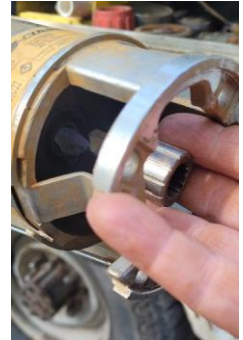
10



## POD6 Troubles

- Started July 7 with pump shutting down
- July 9, try acid treatment to clear potentially clogged screen
- July 10, Water Works removes pump and motor
  - Forensically determine pump had failed and motor bearing was nearly kaput
  - Replace with a used pump and motor to save money
  - Back online after 2-days downtime
- July 29, pump is shutting off again with overcurrent
- July 29-Aug 8, manually starting pump twice a day by resetting the controller multiple times
- August 9, pump will not start (Saturday)
- Board decides to replace motor and controller with variable speed
- Aug 10, Dave Wilson installs new controller we had on hand
- August 11, Water Works pulls and replaces motor, pump, and check valves
  - Forensically determine 2<sup>nd</sup> check valve had failed, which then cause first valve to fail, and that caused a catastrophic pump failure. (i.e. sheared shaft)

Back online August 11, down 3-days



11

## Other Repairs

- July 1, work begins to install new meter at 19 Big Dipper
  - Meter install is part of the POD10 well agreement
  - Rain, mud, rock, and the Century Link cable make this a difficult installation
- August 5, 3" mainline cut to install tee
  - Lose ~1500-2000 gallons because valve on Big Dipper and Little Dipper doesn't work
  - Stirs up sediment in pipe when returned to service and some members get discolored water. (No flush hydrant on Little Dipper.)
- July 29, meter and curbstop replacement 193 Raven
- July 28, significant change in tank levels and discovered theft at hydrant
- July 31, ordered 24 fire hydrant locks at a cost of \$4,000
- August 14, replace 2" valve at Constellation and Raven that was broken during testing
  - Soil was very wet, valve may have been leaking
- There were three significant customer side leaks in the past two months



12

# Tanks and Water Hauling

- Tanks
  - Two tanks are used for water storage and one for daily operation
  - Installed fill pipe on tank #2 for a more sanitary water transfer process. (Tank #4 fill pipe installed earlier this year.)
  - Tank 3, our instrumented feeder tank, runs from 14 ft to 8 feet with daily transfers from storage tanks 2 or 4
  - September 9, 2025, Utility Service Co. will do an inspection of the tanks including a water drone to inspect the interior of the tanks.
- Water hauling for the past 8-weeks
  - Average loads per week 12 at 4,000 gallons each = 48,000 gallons/week
  - 12 loads at \$431 per load = \$5,172/week
  - Was as low as 32,000 gallons/week in July until Pump 6 failed...twice
  - **Trending down again, 4,000 GPD for past three days!**



13

2025 Tranquillo Pines Mutual Domestic Pump Log

PUMP 6					PUMP 7				
Well depth 460'		Pump at 440'			Well depth 700'		Pump at 680'		
Reading	Usage	Water	Change in	GPM	Reading	Usage	Water	Change in	GPM
		Level ft	water level				Level ft	water level	
January	90,327,400	177,600	429	7.25	January	73,648,100	161,000	508	5
February	90,498,400	171,000		7.25	February	73,890,800	242,700		5
March	90,672,100	173,700	429	0 7	March	74,095,800	205,000	528	4.5
April	90,845,700	173,600	435	-6 7	April	74,288,100	192,300	527	1 4.5
May	91,014,000	168,300	432	3 7	May	74,473,300	185,200	526	1 4.5
June	91,189,000	175,000		7.4	June	74,646,900	173,600		4.5
July	91,371,400	182,400		6.4	July	74,834,300	187,400		4.3
August					August				
September					September				
October					October				
November					November				
December					December				
Totals		1,221,600			Totals		1,347,200		

PUMP 10					PUMP 9				
Well depth 560'		Pump at 535'			Well depth 748'		Pump at 715'		
Reading	Usage	Water	Change in	GPM	Reading	Usage	Water	Change in	GPM
		Level ft	water level				Level ft	water level	
January	2,321,340	243,860	490	5.75	January	1,917,840	181,460	618	4
February	2,551,390	230,050		5.75	February	2,071,330	153,490		4
March	2,808,760	257,370	499	-9 5.5	March	2,234,890	163,560	710	-92 3.5
April	3,054,290	245,530	499	0 5.75	April	2,388,680	153,790	710	0 3.63
May	3,298,720	244,430	498	1 5.75	May	2,535,790	147,110	710	0 3.5
June	3,551,600	252,880		5.75	June	2,684,840	149,050		3.7
July	3,804,440	252,840		5.75	July	2,834,930	150,090		3.4
August					August				
September					September				
October					October				
November					November				
December					December				
Totals		1,726,960			Totals		1,098,550		

TOTAL GALLONS PUMPED	YTD	Acre/Ft
January	763,920	2.34
February	797,240	4.79
March	799,630	7.25
April	765,220	9.59
May	745,040	11.88
June	750,530	14.18
July	772,730	16.55
August		
September		
October		
November		
December		
Totals		

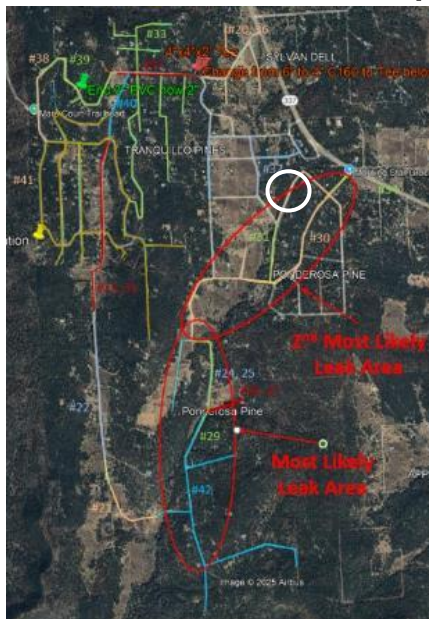
14

# TPMDWCA Leak Detection Updates

August 21, 2025

15

## Leak Detection Update



- Two small leaks not repaired yet
- April - June Isolation Tests 46-55
  - Finished “Most Likely” area with one repair made and started on “2<sup>nd</sup> Most Likely”
  - Leak detected on Kraemer and repaired June 18<sup>th</sup>
- June – August Isolation Tests 56-74
  - Continue around the system
  - ~13 of 19 miles of pipeline tested
  - A few small leaks documented, not pursued
  - A few areas cannot be tested because of bad valves
  - Bad valves documented for replacement

16



# Leak Detection Update



- What we've learned
  - It takes a lot of time to find a leak that doesn't surface
  - Nighttime isolation tests are a starting point
  - Daytime isolation tests work if combined with simultaneous pressure testing
  - Inserting valve(s) to narrow search area is required
  - Dr. Miller's experimental technique works!
    - We must narrow down the area first
  - Potholing must get within 6-12" of the pipe or probing might not work
    - Getting that close is risky
  - Renting and operating our own excavator or backhoe can save money

## Thank you to many homeowners and helpers!

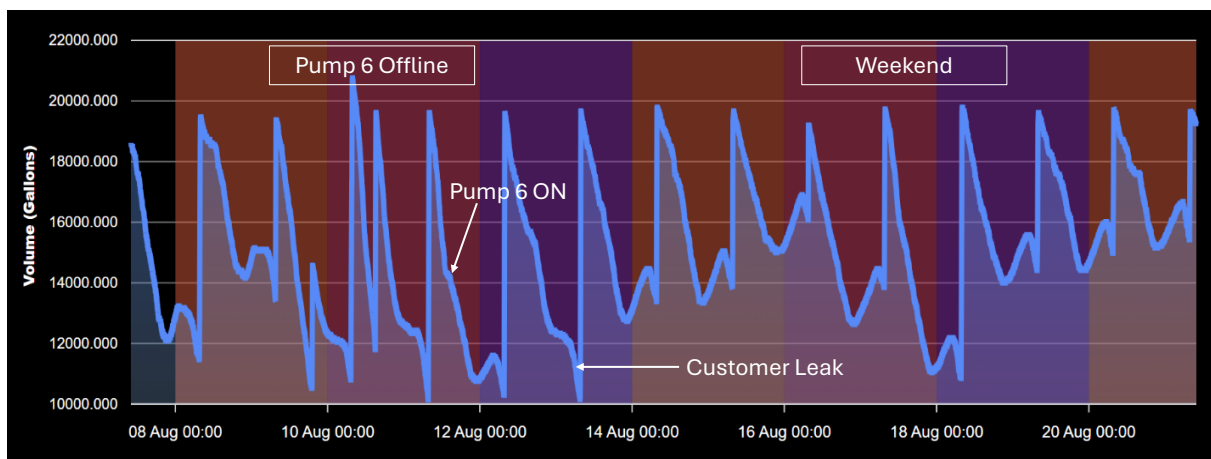
- Many members have allowed access to their property for pressure testing
- Many members have been without water occasionally for testing and repairs and have been supportive anyway
- Some members have been helping with the testing and analysis



17

# Leak Detection Update

- Plot is last 14-days
- Each vertical increase is adding HAULED water from another tank
- Loss rate is decreasing, but we're one failure away from trouble



18

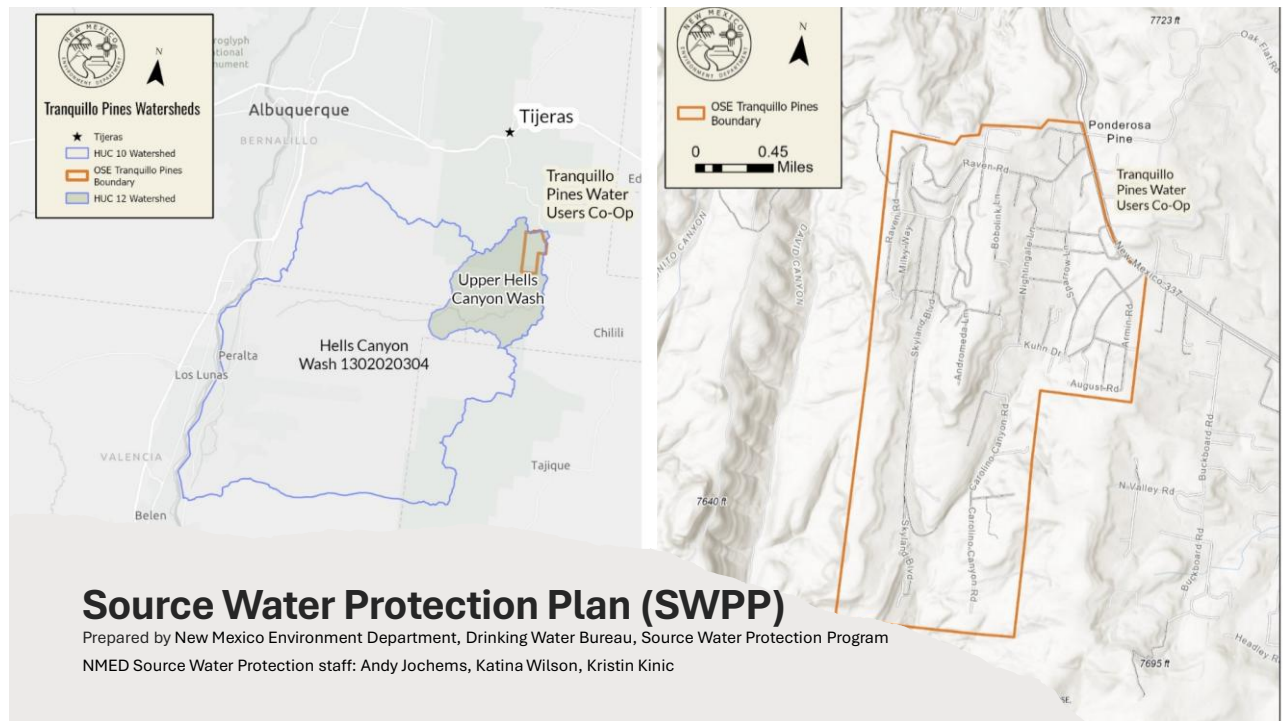
# TPMDWCA

## Source Water Protection Plan (SWPP)

Guest speaker: Katina Wilson, NMED, DWB

August 21, 2025

19



20

# SWPP Purpose

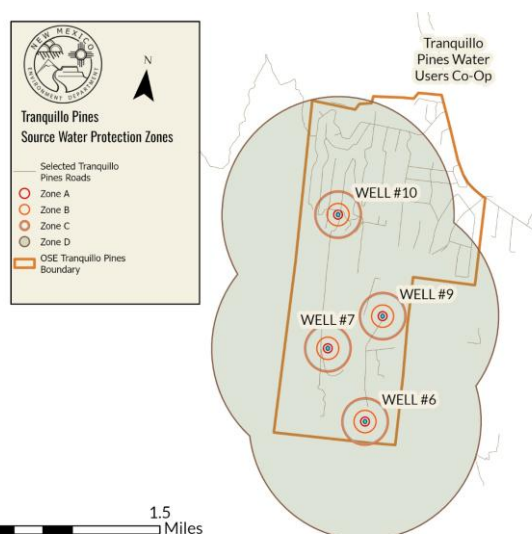
- Provides a water system assessment and management recommendations Tranquillo Pines Water to protect its sources of drinking water.
- SWPPs are living documents designed to be updated and improved as a water system acquires greater data and understanding its source water.



21

## TPMDWCA Goals for Source Water Assessment and Protection

- Address water quantity decreases from well-related production plus distribution system losses
- Address water quality issues, specifically high fluoride concentrations in source water
- Identify other potential risks and remediation approaches



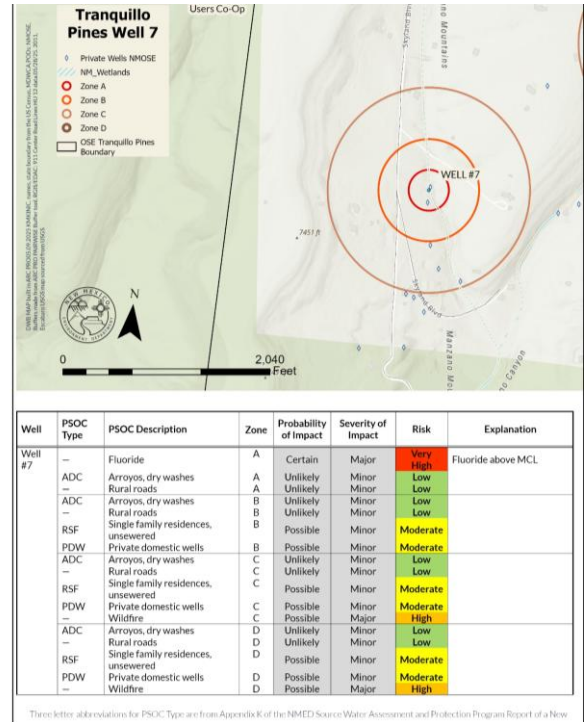
DWB MAP built in ARC PRO05.09 2025 KMKINC; names, state boundary from the US Census, MDWCA PODs: NM05E, Buffers made from ARC PRO PAIRWISE Buffer tool, RGIS/EDAC: 911 Center Road Lines HU 12 data 05/28/25, 2011, Escalator USGS map sourced from USGS

22

## Example Risk Assessment for Well #7

- Probability of impact and severity of impact parameters are combined in a risk assessment matrix to qualify the risk of a given contaminant

Probability of Impact ↑	Certain	Low	Moderate	High	Very High	Very High
	Likely	Low	Moderate	High	High	Very High
	Possible	Low	Moderate	Moderate	High	High
	Unlikely	Very Low	Low	Moderate	Moderate	Moderate
	Rare	Very Low	Very Low	Low	Low	Low
		Insignificant	Minor	Significant	Major	Catastrophic



23

# TPMDWCA Unfinished Business

August 21, 2025

24



# Unfinished Business

- As of June 24, 2025, we are a MDWCA
- Manager in training, water operator?
  - Paid apprenticeship program available 16-years and older
  - Any candidates?
- Automated payment processing is operational
  - Customer Fees:
    - Visa, Mastercard, Discover under \$60: \$1.75
    - Visa, Mastercard, Discover over \$60: 3%
    - All American Express: \$1.75 + 3%
    - All ACH/e-check: \$1.75



25

## GovCard Payment Processing Features

- Online payments
- Phone payments
- Recurring payments
- In-person payments
- Real-time reports
- Free website integration
- <https://tpwuc.net/bill-payment>

26

## Unfinished Business

- Sign Resolution 2025-3 rewording the Bylaws Article IV, Section 5, for clarification on membership transfers approved at the June 19<sup>th</sup> meeting
- Distribute the Electronic Communications Release Form
  - Board members can sign them tonight. Must be in person.
- Volunteers and/or low-cost excavation for repair of isolated pipes and meters, and/or road repair?

27

A presentation slide for TPMDWCA New Business. The slide has a cyan top half and a white bottom half, separated by a horizontal line. The background features a colorful, abstract geometric pattern of overlapping triangles and squares in shades of green, blue, and orange. The text "TPMDWCA" and "New Business" is in large, bold, black font. The date "August 21, 2025" is in a smaller black font.

## TPMDWCA New Business

August 21, 2025

28

# Preliminary Engineering Report

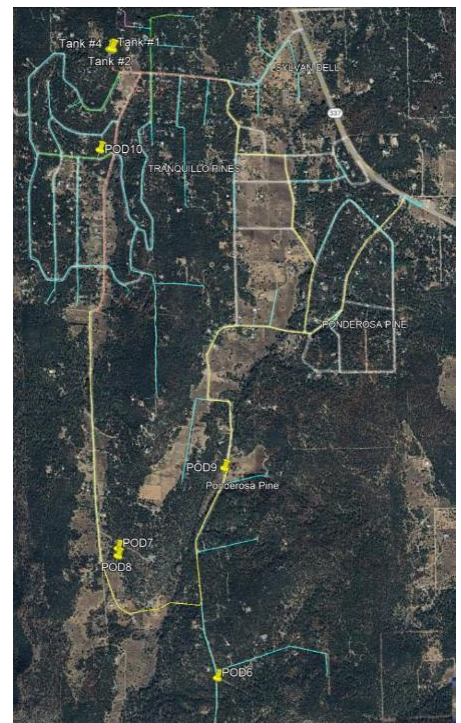
- The Board accepted the grant from Southwest Environmental Finance Center for developing PER
- After interviews of the two SWEFC approved companies, the Board selected Horrocks as our engineering company
  - Horrocks has offices in Albuquerque and Las Cruces (<https://www.horrocks.net/>)
  - Kick-off meeting with Horrocks on July 30, 2025
  - Horrocks engineers and SWEFC came out for a site visit August 18, 2025
- Current schedule is for the PER to be completed in December 1st
- Creating a plan and fixing our fluoride violation is the State's highest priority (See next slide.)
- State Revolving Fund loan application for PER only was declined July 31, 2025
- July 31, 2025, EPA offered a grant for PER too. They may be able to help in other ways



29

## Administrative Compliance Order

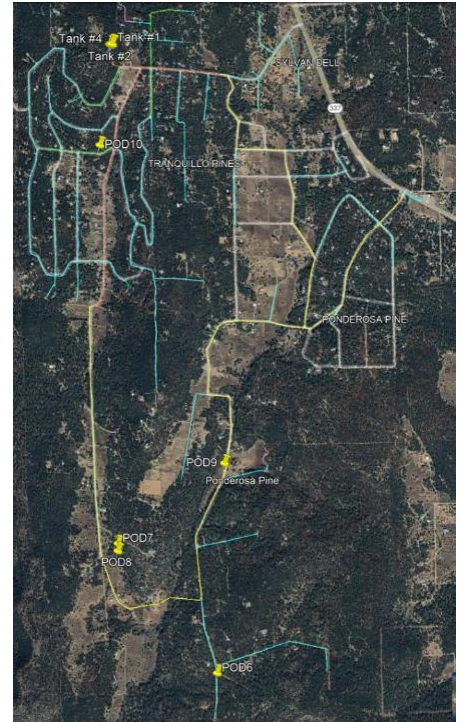
- As of 6/4/2025, Well #7 is still in violation at 4.8 mg/L
  - (4 mg/L maximum)
- **As of 8/1/2025 the TPMD is out of compliance, and we are under an Administrative Compliance Order (ACO) No. 2024-ACO-07 (See next slide.)**
- **NMED recommends drinking and cooking with bottled water, especially children**
- The highest concentrations from #7 are southern Skyland
- The Board has been working with NMED and now Horrocks on potential solutions
- The Preliminary Engineering Report will address this issue as the highest priority.



30

## ACO No. 2024-ACO-07

- NMED requires that we submit a Proposed Action Plan **ASAP** that includes:
  - A detailed description of the remaining steps necessary to achieve compliance with the fluoride MCL requirement under 20.7.10.100 NMAC and 40 C.F.R. § 141.62(b)(1)
  - Tentative start and completion dates for each step
  - Key milestones, including completion of the Preliminary Engineering Report (PER), design selection, funding approvals, construction start, and anticipated operational date of the selected fluoride treatment solution
  - Identification of responsible parties for each milestone
  - Any anticipated challenges or dependencies that could impact timely completion
- **Horrocks will help us prepare this plan**



31

## Board Resolutions

- Sign Resolution 2025-3 from June 19, 2025, meeting
- Review and approve Resolution 2025-4 for the Board to pursue grant/loan from **Water Trust Board**
- Review and approve Resolution 2025-5 for the Board to pursue grant/loan from **Water Project Fund**
- Review and approve Resolution 2025-6 for the Board to pursue grant/loan from **emergency funding sources**

32



## New Water Operator Needed

- Our Level 2 Water Operator, Carl Housman, is retiring
- Water operators are in high demand
- Level 2 or greater is required for a system our size
- The Board has interviewed Mike Butler and Jeff Stone, Operator Level 4 and 2 respectively, on August 7, 2025.
  - Mike owns Rocky Mountain Water and Wastewater, since 2010
  - Mike and Jeff work together to manage 14 systems
  - They are very qualified, but the Board has not negotiated terms with them yet
  - Mike is returning from vacation this week and the Board will meet with them again
- The Board needs to determine the roles and responsibilities of the Operator vs. the Manager, which were traditionally combined

33

## Major Leak Policy

- The current Major Leak Policy was adopted April 28, 2015
  - Prior to that there was a “One-Time” Catastrophic leak policy that forgave payment for a major leak
    - Almost no one ever took it, because they were afraid that they may have a bigger leak in the future.
  - The current policy spreads out the amount leaked over a 12-month period resulting in lower rates for average users
    - For example: if a household typically uses 2,000 gallons per month and then has a 12,000-gallon leak, we can divide the 12,000 by 12-months and add the 1,000 gallons to each bill for the next year.
  - For high water users the policy doesn’t reduce the rates much, if at all, but it does allow for a 12-month payback period
- See the current Rate Table on next page and note:
  - Even at the highest rate we are charging only 5.75 cents/gallon
  - It costs us 10.7875 cents/gallon to haul water!

34

## 2023 Rate Schedule

- *Base Rate* increase - \$57.66 to \$61.80
  - *0 to 4,000 gallons* increase - \$2.65 to \$2.88 per 500 gallons
  - *4,001 – 5,000 gallons* increase - \$4.24 to \$4.60 per 500 gallons
  - *5,001 – 6,000 gallons* increase - \$5.30 to \$5.76 per 500 gallons
  - *6,001 – 7,000 gallons* increase - \$6.35 to \$6.91 per 500 gallons
  - *7,001 – 8,000 gallons* increase - \$7.41 to \$8.06 per 500 gallons
  - *8,001 – 9,000 gallons* increase - \$11.65 to \$12.66 per 500 gallons
  - *9,001 – 10,000 gallons* increase - \$15.89 to \$17.27 per 500 gallons
  - *10,001 – and above* increase - \$26.48 to \$28.78 per 500 gallons
- Even at the highest rate we are charging only 5.75 cents/gallon (pre-assessment)
  - It costs us 10.7875 cents/gallon to haul water!

35

## Major Leak Policy

- The questions are:
- Shall we form a committee to consider changes to the Major Leak Policy?
  - Shall the changes have exceptions for certain members?
    - The current policy does not have exceptions
  - What's the decision-making process for exceptions?
- Note: Any committee formed will have to abide by and follow the Open Meetings Act, Resolution 2025-2
- The Major Leak Policy will be posted to the website as soon as possible.

36

## Collection Activity on Overdue Accounts

- Collections attempted – 10
- Contacts made – 9
- What is owed - \$13,631
- Collected so far - \$10,175
- Two memberships are at the disconnect stage for non-payment
  - One owes \$2004.05 last payment was 11/12/2024
  - One owes \$2147.57 last payment was 9/12/2024
- Do members want to setup a fund, **outside of the Association**, to help disadvantaged members that are unable to make payments?
  - If so, are there any volunteers to setup, administer, and donate to the fund?
  - The organization must be separate from the Mutual Domestic Association
    - There might be a conflict of interest for Board members to serve on this committee

37

## Volunteer Opportunities

- Water resistant meter can insulation design and build party
  - Many meter cans collect water from rain/snow
  - Plastic bags tear and fiberglass insulation gets soggy
  - Meters freeze and cause major leaks
  - Everyone is sad
  - Rush Robinette has an idea for a waterproof design
    - Skills and tools needed: sharp knife, drill, wrench, ability to tie a knot
    - Association can provide materials
- Any volunteers to build them?
- ~100 needed by mid-October
  - The other 166 can wait

38

# TPMDWCA Discussion and Questions

August 21, 2025

39

# TPMDWCA Transfers

August 21, 2025

40