

TRANQUILLO PINES MUTUAL DOMESTIC
WATER CONSUMER ASSOCIATION
10 BOBOLINK LANE
TIJERAS, NM 87059

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

Meeting called to order by President Gary Ashcraft at 6:05 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

20 members and zero non-members were in attendance.

August 21, 2025 minutes read and approved with 1 spelling correction

Bank Reconciliation Aug 31, 2025

Revenue of \$47,168, Expenses of \$46,323 (includes water hauling \$21,138 our largest expense) for net revenue of \$71.00. Board unanimously approved financial report.

Accounts receivable of \$11,744 with 17 members in arrears of 61+ days.

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

For the period Sep 1-15

No breakdown of revenue and expenses reported

Manager's Report

Isolation tests on South Peacock have identified significant leaks (2000-4000 gpd).

New variable speed motor installed on Pump 6. Old motor cycled on/off for total up time of 12 hours a day. New motor runs 24 hours a day. All pumps on the system are now variable speed.

USGS pulled samples for testing from well 6 thus completing our 4 well testing program.

Quarterly tank inspections revealed tank 2 beginning to show internal paint cracking, tank 3 in good condition, tank 4 potential source of contamination was removed, tank was drained, sterilized and returned to service same day.

All hydrants are now locked.

Online bill pay is catching on with membership with 19 members utilizing the service last payment period.

Discussed notification procedure for AR. At 60 days disconnect notices are sent out. At 90 days service is disconnected.

Reports of Officers and Committees

Gary presented updates on water loss and leak detection with a focus on South Peacock. He showed graphs of tank levels holding and gaining, something we haven't seen in 2 years. Forty isolation tests completed thus far. Noted that all leaks are being documented, large leaks being fixed. All data are being added to the map database.

Old Business

No suitable candidates identified for manager in training.

Equipment and excavation services being offered by members at discounted rates. Lewis Ruder, Shannon Zebrinsky, and Richard Rondeau.

PER is progressing. Water model is in the calibration phase. Dec 1 target due date for completed PER.

WTB planning document waiver was submitted. Will be presented to WTB in Santa Fe on Oct 1.

Gary explained the WTB funding cycle and that we submitted the waiver to get on the 2026 funding schedule. Horrocks and the SWEFC/UNM agreed and supported the waiver effort.

Water Project TAP grants applied for per **Resolutions 2025-4 Financial Audit Assistance, and Resolution 2025-5 Advanced Leak Detection.**

NMED requested assistance from RCAC on our behalf to develop an Action Plan to bring us in compliance with the AO for POD7. The Action Plan is necessary to get an extension on the July 2025 compliance date.

Waiting on proposal from Rocky Mountain Water and Wastewater for Operator services.

Carl showed meter can insulation prototype and two members volunteered to begin construction.

New Business

Discussed urgency and timing of pump house 6 repairs. Board voted unanimously to postpone repairs until PER is completed.

Discussed performance based pay raise for Guy Hanna. Board unanimously approved a 5% increase.

As noted above tank 4 was drained, sterilized, and returned to service. Refilling the tank now to previous levels will be costly. With leak repairs near and system recovery showing promise we may be able to fill the tank using produced water and not hauled water. The decision was tabled until October.

Discussion from members

Mixing solutions for Fluoride mitigation. One member offered use of property near POD7 for permanent mixing tank. Another member suggested hauling POD 7 water to existing storage tanks and mixing there. The AO pertains to produced water at the well.

Discussed the discrepancy in meter numbers and number of meters as changes in the database.

Question about recovering returned checks/fees. Varies on case by case. Rules and Regulations state **2025.5.I. Returned Checks.** A returned check fee will be charged for each check returned for insufficient funds as listed in the rate schedule. Once a member bounces three (3) checks the association will only accept payment by money order.

Transfers (moves), all reviewed and approved

Emory Taylor to Mike Meyer Acct 166

Meeting adjourned approximately 7:58pm