TPMDWCA
Board and Member Meeting

September 18, 2025

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Agenda

- Review Minutes from Aug. 21 Board meeting
- Financial Position
- Manager's Report
- Reports/Updates on:
  - Water loses, leak detection, and repairs
- Unfinished Business
  - Manager in training candidates? Paid apprenticeship program available
  - Volunteers and/or low-cost excavation for repair of isolated pipes and meters?
  - Preliminary Engineering Report preparation by Horrocks
  - Well #7 fluoride violation (4.54 mg/L on 4/1/25)
  - Administrative Compliance Order (ACO) No. 2024-ACO-07
  - An Action Plan is due to the NMED as soon as possible
  - Review and approve resolution for the Board to pursue grant/loan from Water Trust Board
  - Status of grant/loan from Water Trust Board
  - Status of grant/loan from Water Project Fund, Technical Assistance Program
  - Status of Level 2 Water Operator search
  - Meter can insulation prototype and volunteers to make meter can insulation by mid-October
- New Business
  - Pumphouse repairs - 6 sprang a leak
  - Employee pay raise? 2024 COLA was 3.2%
- Member discussion and questions
- Transfers

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TPMDWCA Financials

September 18, 2025

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Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD	Mo. Avg.	Budget Diff. per month
Customer Payments	$ 382,288	$ 42,045	$ 45,070	$ 53,440	$ 38,731	$ 50,831	$ 52,901	$ 52,102	$ 47,168	$ 382,288	$ 47,786	$ (334,502)
Bank Fees and RTN check fees	$ -	$ (17)	$ (18)	$ (18)	$ (16)	$ (192)	$ (406)	$ (574)	$ (774)	$ (2,016)	$ (252)	$ (252)
Interest Income		$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ -	$ -	$ 6	$ 1	$ 1
Investment Income		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Past Due Accounts	$ -	$ 20,969	$ 17,696	$ 15,697	$ 14,585	$ 17,397	$ 8,469	$ 10,222	$ 11,744	$ 116,779	$ 14,597	$ 14,597
Total Revenue	$ 382,288	$ 42,030	$ 45,052	$ 53,423	$ 38,716	$ 50,640	$ 52,496	$ 51,528	$ 46,394	$ 380,279	$ 47,535	$ (334,753)
Expenses	**Budget**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**YTD**	**Mo. Avg.**	**Budget Diff. per month**
Fixed Costs (Indirect)												
Debt Service	$ 5,108	$ -	$ -	$ 1,277	$ 1,277	$ 1,277	$ -	$ 2,554	$ -	$ 6,385	$ 798	$4,310
Manager Salary	$ 33,600	$ 1,400	$ -	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 18,200	$ 2,275	$31,325
Water Rider Salary	$ 33,600	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 22,400	$ 2,800	$30,800
Payroll Taxes		$ (523)	$ (259)	$ (501)	$ (506)							
Billing Software,Website service	$ 600	$ -	$ -	$ -	$ -	$ -	$ 759	$ -	$ -	$ 759	$ 95	$505
Postage	$ 2,000	$ 198	$ 112	$ 168	$ 768	$ -	$ 168	$ 56	$ 200	$ 1,670	$ 209	$1,791
Rent - Storage	$ 2,400	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 1,600	$ 200	$2,200
Rent - Office	$ 4,800	$ 400	$ -	$ 400	$ 400	$ 400	$ 400	$ 400	$ 400	$ 2,800	$ 350	$4,450
Utilities - Electric,phone,internet	$ 19,000	$ 1,627	$ 1,530	$ 1,456	$ 1,520	$ 1,364	$ 1,376	$ 1,670	$ 1,473	$ 12,016	$ 1,502	$17,498
Tank Maintenance	$ 15,000	$ -	$ 1,254	$ 2,509	$ -	$ 2,859	$ 1,605	$ 1,254	$ 2,509	$ 11,990	$ 1,499	$13,501
Insurance BOD Liability annual (Higginbotha	$ 1,000	$ -	$ -	$ -	$ 963	$ -	$ -	$ -	$ -	$ 963	$ 120	$880
Insurance TPWUC Liability annual (Cincinnati Ins)					$ 907	$ 25	$ -					
Insurance - Workmans Comp monthly NM N	$ 2,400	$ -	$ 198	$ -	$ -	$ -	$ -	$ -	$ -	$ 198	$ 25	$2,375
Insurance - Vehicle monthly Farmers Ins	$ 2,500	$ 208	$ 208	$ 499	$ -	$ 218	$ 218	$ 218	$ 218	$ 1,787	$ 223	$2,277
Fuel Only	$ 1,200	$ 49	$ 109	$ 270	$ 125	$ 224	$ 249	$ 241	$ 119	$ 1,386	$ 173	$1,027
Truck Maintenance	$ 1,200	$ -	$ -	$ 25	$ -	$ -	$ 295	$ -	$ -	$ 320	$ 40	$1,160
Legal/Accounting (mo fee plus filings)	$ 6,500	$ 538	$ 54	$ 538	$ 538	$ 538	$ 538	$ 562	$ 538	$ 3,844	$ 481	$6,019
Permits & other fees (SOS filings)		$ -	$ 271	$ -								
Financial Audit	$ 3,000				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$3,000
Dues (NMRWA,WARN) annual	$ 700	$ 321	$ -	$ 236	$ -	$ -	$ -	$ -	$ -	$ 557	$ 70	$630
Office Supplies	$ 1,200	$ -	$ -	$ 130	$ 1,442	$ -	$ 33	$ 41	$ 100	$ 1,746	$ 218	$982
Operator Fee	$ 6,400	$ 531	$ 531	$ 531	$ -	$ 1,061	$ 531	$ 531	$ 531	$ 4,247	$ 531	$5,869
Reserve Fund-Emergency Fund	$ 24,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$24,000
Total Fixed Costs	$ 166,208	$ 7,749	$ 7,008	$ 13,338	$ 13,235	$ 13,766	$ 11,972	$ 13,327	$ 11,888	$ 92,868	$ 11,535	$130,599
Variable Costs (Direct)												
Labor and System Testing overtime	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$3,500
Technical Support	$ 5,000	$ -	$ 38	$ -	$ 710			$ 199		$ 947		
Operations and Maintenance	**Budget**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**YTD**	**Mo. Avg.**	**Budget Diff. per month**
Parts, Supplies, Equipment	$ 10,000	$ 1,516	$ 1,349	$ 1,447	$ 174	$ 1,083	$ 2,420	$ 243	$ 5,600	$ 13,832	$ 1,729	$8,271
Contractor Repairs	$ 45,000	$ 2,163	$ 2,000	$ 8,172	$ 1,179	$ 1,121	$ 2,117	$ 3,877	$ 5,489	$ 26,118	$ 3,265	$41,735
Water Hauling	$ 200,000	$ 27,087	$ 35,773	$ 30,954	$ 21,119	$ 24,567	$ 18,102	$ 25,141	$ 21,138	$ 203,881	$ 25,485	$174,515
Taxes	**Budget**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**YTD**	**Mo. Avg.**	**per month**
Gross Receipt Tax	$ 10,500	$ 2,031	$ -	$ 933	$ -	$ 1,709	$ 899	$ 892	$ 674	$ 7,138	$ 892	$9,608
NM State Tax	$ 4,500	$ 307	$ 141	$ 74	$ 117	$ 315	$ 217	$ 217	$ 501	$ 1,890	$ 236	$4,264
Federal Taxes	$ 10,000	$ 778	$ 454	$ 694	$ 1,449	$ 1,033	$ 1,033	$ 1,033	$ 1,033	$ 7,507	$ 938	$9,062
Conservation Tax	$ 300	$ -	$ -	$ -	$ -	$ -	$ -	$ 139	$ -	$ 139	$ 17	$283
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$0
Total Variable Costs	$ 288,800	$ 33,881	$ 39,755	$ 42,274	$ 24,748	$ 29,828	$ 24,788	$ 31,741	$ 34,435	$ 261,450	$ 32,681	$251,237
Total Expenses	$ 455,008	$ 41,631	$ 46,763	$ 55,613	$ 37,982	$ 43,594	$ 36,760	$ 45,068	$ 46,323	$ 354,319	$ 44,217	$410,791
Net Revenue	($72,720)	$399	($1,710)	($2,190)	$734	$7,046	$15,736	$6,460	$71	**$25,960**	**$3,318**	
Required Break Even Mo Revenue		$42,429	$46,763	$55,613	$37,982	$43,594	$36,760	$45,068	$46,323			
No of members in arrears >31 days		37	38	40	25	42						
No of member in arrears >61 days							14	16	17			

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

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Revenue

Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD	Mo. Avg.	Budget Diff. per month
Customer Payments	$ 382,288	$ 42,045	$ 45,070	$ 53,440	$ 38,731	$ 50,831	$ 52,901	$ 52,102	$ 47,168	$ 382,288	$ 47,786	$ (334,502)
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Interest Income		$ 1	$ 1	$ 1	$ 1	$ 1	$ 1	$ -	$ -	$ 6	$ 1	$ 1
Investment Income		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Past Due Accounts	$ -	$ 20,969	$ 17,696	$ 15,697	$ 14,585	$ 17,397	$ 8,469	$ 10,222	$ 11,744	$ 116,779	$ 14,597	$ 14,597
Total Revenue	$ 382,288	$ 42,030	$ 45,052	$ 53,423	$ 38,716	$ 50,640	$ 52,496	$ 51,528	$ 46,394	$ 380,279	$ 47,535	$ (334,753)

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Expenses – Fixed Costs

Expenses	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD	Mo. Avg.	Budget Diff. per month
Fixed Costs (Indirect)												
Debt Service	**$ 5,108**	$ -	$ -	$ 1,277	$ 1,277	$ 1,277	$ -	$ 2,554	$ -	$ 6,385	$ 798	$4,310
Manager Salary	**$ 33,600**	$ 1,400	$ -	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 18,200	$ 2,275	$31,325
Water Rider Salary	**$ 33,600**	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 2,800	$ 22,400	$ 2,800	$30,800
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Expenses – Variable Costs

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TPMDWCA
Manager's Report Since Aug. 21

September 18, 2025

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TPMDWCA
Leak Detection Updates

September 18, 2025

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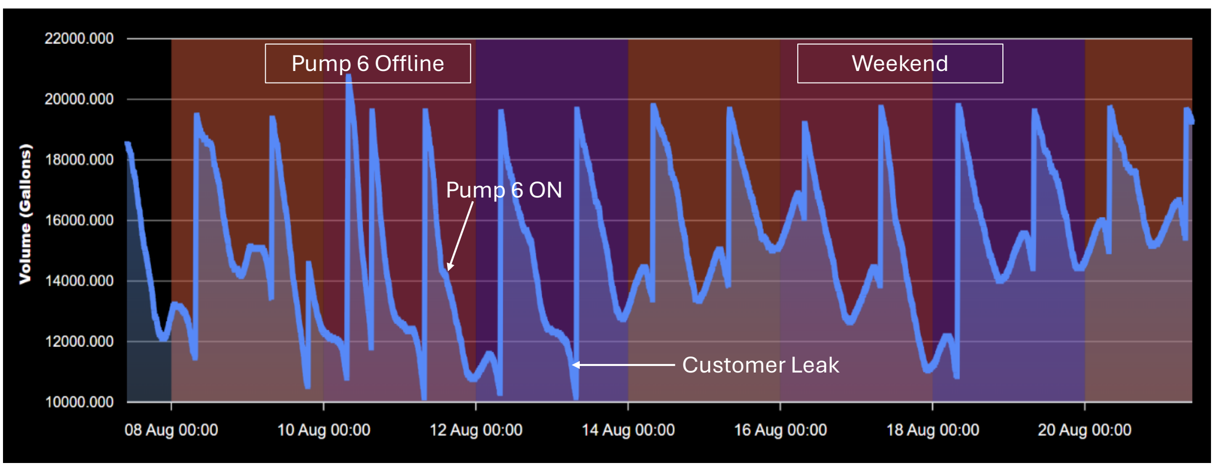
Leak Detection Update

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



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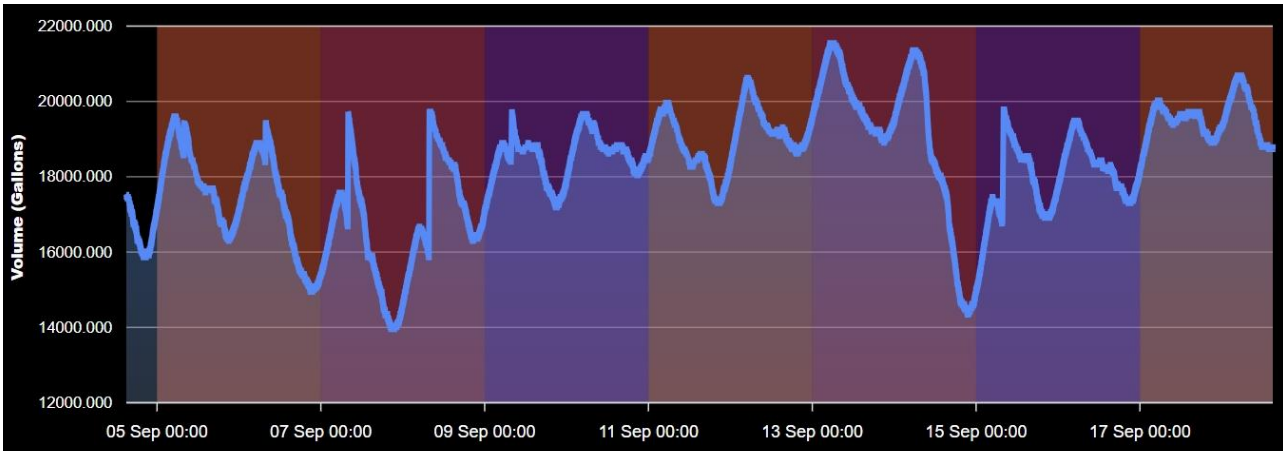
Leak Detection Update

- Plot is from the last 14-days with one ~4,000gpd leak on Peacock isolated 9/15
- We haven't added water since Monday morning!
- Second leak on Peacock is being elusive, but ~2,000gpd



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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 withing 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

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TPMDWCA
Unfinished Business

September 18, 2025

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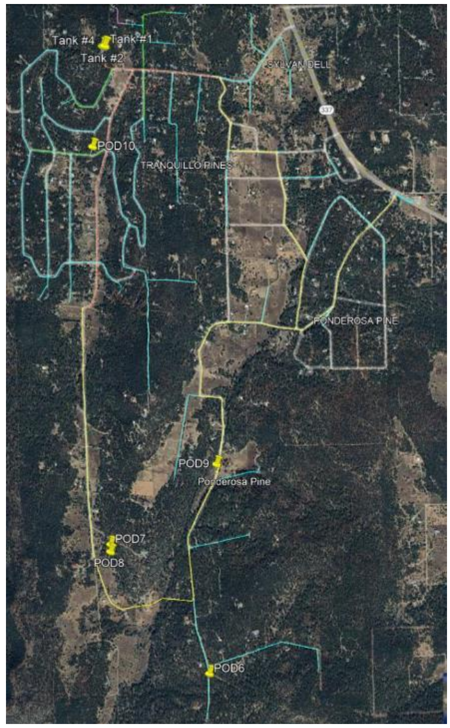
TPMDWCA
New Business

September 18, 2025

14

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.



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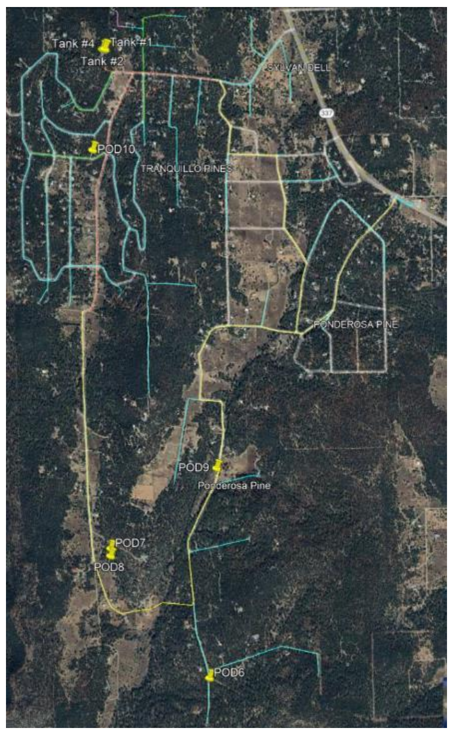
ACO No. 2024-ACO-07

- 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**



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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

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TPMDWCA
Discussion and Questions

September 18, 2025

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TPMDWCA Transfers

September 18, 2025

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