

Tranquillo Pines MDWCA Board and Member Meeting

October 16, 2025

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Agenda

- Review Minutes from September 18th Board meeting
- Financial Position
- Manager's Report
- Reports/Updates on:
 - Water losses, leak detection, and repairs
- Unfinished Business
 - Manager in training candidates? Paid apprenticeship program available
 - 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
 - Status of grant/loan from Water Trust Board
 - Status of grants/loans from Water Project Fund, Technical Assistance Program
 - Status of Level 2 Water Operator search
 - Status of meter can insulation
 - What to do about non-paying members?
- New Business
 - Introduction of attorney Pablo H. Padilla
 - Losses reduced, reduce assessment to 100%
- Member discussion and questions
- Transfers

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Tranquillo Pines MDWCA Financials

October 16, 2025

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Summary

- Revenue \$42.2k
 - Monthly Avg = \$46.4k
- Expenses \$48.5
 - Monthly Avg = \$44.6k
 - Water Hauling = \$14.7k
 - Monthly Avg = \$24.0k

Additional Notes

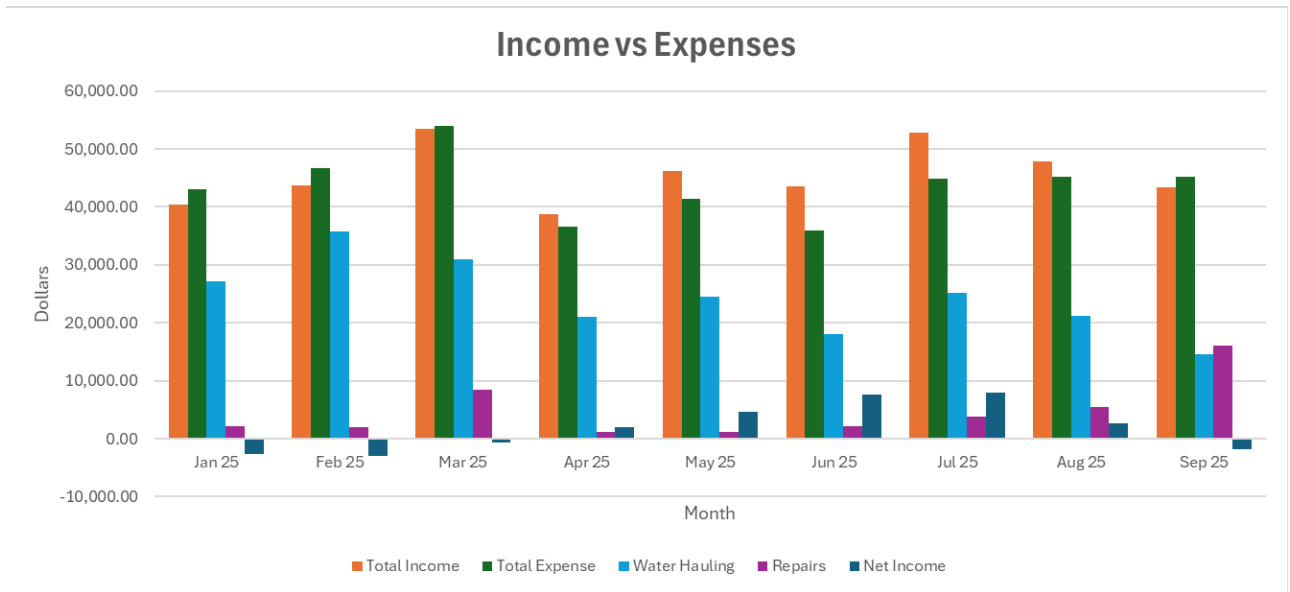
- Repairs \$16.1k
 - Monthly Avg = \$4.5k
- Parts, Equipment
 - Monthly Avg = \$1.8k
- 100's of volunteer hours/month

September Notes

- Peacock Ln testing and repair = \$19.4k
- Water hauling has exceeded budget but is going down
- Hauling only 2300gpd down from 6000gpd.
- October hauling may be as low as ~\$7.4k

Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Mo. Avg.	Budget Diff.
Customer Payments	\$ 558,919	\$ 42,045	\$ 45,070	\$ 53,440	\$ 38,731	\$ 50,831	\$ 52,901	\$ 52,102	\$ 47,168	\$ 42,165	\$424,453	\$46,577	\$ (512,342)
Bank Fees and RTN check fees	\$ -	\$ (17)	\$ (18)	\$ (18)	\$ (16)	\$ (193)	\$ (406)	\$ (574)	\$ (774)	\$ (15)	\$ (2,031)	\$ (174)	\$ (174)
Interest Income	\$ -	\$ 1	\$ 1	\$ 1	\$ 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	\$ 13,025	\$10,817	\$ 10,817	\$ -
Total Revenue	\$ 558,919	\$ 42,030	\$ 45,052	\$ 53,423	\$ 38,716	\$ 50,640	\$ 52,496	\$ 51,528	\$ 46,394	\$ 42,150	\$422,429	\$46,403	\$ (512,510)
Expenses													
Fixed Costs (Indirect)													
Debt Service	\$ 5,108	\$ -	\$ -	\$ 1,277	\$ 1,277	\$ 1,277	\$ -	\$ 2,554	\$ -	\$ 1,277	\$ 7,662	\$ 639	\$4,470
Manager Salary	\$ 33,600	\$ 1,400	\$ -	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,440	\$ 21,640	\$ 2,503	\$31,097
Water Rider Salary	\$ 33,600	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,728	\$ 26,128	\$ 2,877	\$30,723
Payroll Taxes	\$ -	\$ (523)	\$ (259)	\$ (501)	\$ (506)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,789)	\$ -	\$ -
Billing Software, Website service	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759	\$ -	\$ -	\$ -	\$ 759	\$ 63	\$537
Postage	\$ 2,000	\$ 198	\$ 112	\$ 168	\$ 768	\$ -	\$ 168	\$ 56	\$ 200	\$ 122	\$ 1,792	\$ 189	\$1,811
Rent - Storage	\$ 2,400	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 1,800	\$ 200	\$2,200
Rent - Office	\$ 4,800	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 3,200	\$ 367	\$4,433
Utilities - Electric, phone, internet	\$ 19,000	\$ 1,627	\$ 1,530	\$ 1,456	\$ 1,520	\$ 1,364	\$ 1,376	\$ 1,670	\$ 1,473	\$ 1,568	\$13,584	\$ 1,516	\$17,484
Tank Maintenance	\$ 15,000	\$ -	\$ 1,254	\$ 2,509	\$ -	\$ 2,859	\$ 1,605	\$ 1,254	\$ 2,509	\$ -	\$ 11,990	\$ 1,312	\$13,688
Insurance BOD Liability annual (Higginbotham)	\$ 1,000	\$ -	\$ -	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963	\$ 80	\$920
Insurance TPWOC Liability annual (Cincinnati)	\$ -	\$ -	\$ -	\$ -	\$ 907	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ 932	\$ -	\$ -
Insurance - Workmans Comp monthly NM	\$ 2,400	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198	\$ 17	\$2,384
Insurance - Vehicle monthly Farmers Ins	\$ 2,500	\$ 208	\$ 208	\$ 499	\$ -	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 2,005	\$ 219	\$2,281
Fuel Only	\$ 1,200	\$ 49	\$ 109	\$ 270	\$ 125	\$ 224	\$ 249	\$ 241	\$ 119	\$ 213	\$ 1,599	\$ 157	\$1,043
Truck Maintenance	\$ 1,200	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ 320	\$ 52	\$1,148
Legal/Accounting (mo fee plus filings)	\$ 6,500	\$ 538	\$ 54	\$ 538	\$ 538	\$ 538	\$ 538	\$ 562	\$ 538	\$ 538	\$ 4,382	\$ 500	\$6,000
Permits & other fees (SOS filings)	\$ -	\$ -	\$ 271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271	\$ -	\$ -
Financial Audit	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 889	\$2,111
Dues (NMRWA, WARN) annual	\$ 700	\$ 321	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 537	\$ 46	\$604
Office Supplies	\$ 1,200	\$ -	\$ -	\$ 130	\$ 1,442	\$ -	\$ 33	\$ 41	\$ 100	\$ 15	\$ 1,761	\$ 165	\$1,035
Operator Fee	\$ 6,400	\$ 531	\$ 531	\$ 531	\$ -	\$ 1,061	\$ 531	\$ 531	\$ 531	\$ 531	\$ 4,778	\$ 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	\$ 12,250	\$104,533	\$12,321	\$129,887
Variable Costs (Direct)													
Labor and System Testing overtime	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,500
Technical Support	\$ 5,000	\$ -	\$ 38	\$ -	\$ 710	\$ -	\$ -	\$ 199	\$ -	\$ -	\$ 947	\$ -	\$ -
Operations and Maintenance													
Parts, Supplies, Equipment	\$ 10,000	\$ 1,516	\$ 1,349	\$ 1,447	\$ 174	\$ 1,083	\$ 2,420	\$ 243	\$ 5,600	\$ 3,338	\$ 17,170	\$ 1,796	\$8,204
Contractor Repairs	\$ 45,000	\$ 2,163	\$ 2,000	\$ 8,172	\$ 1,179	\$ 1,121	\$ 2,117	\$ 3,877	\$ 5,489	\$ 16,087	\$ 42,205	\$ 4,545	\$40,455
Water Hauling	\$ 200,000	\$ 27,087	\$ 35,773	\$ 30,954	\$ 21,119	\$ 24,567	\$ 18,102	\$ 25,141	\$ 21,138	\$ 14,054	\$218,535	\$23,986	\$176,034
Taxes													
Gross Receipt Tax	\$ 10,500	\$ 2,031	\$ -	\$ 933	\$ -	\$ 1,709	\$ 899	\$ 892	\$ 674	\$ 842	\$ 7,980	\$ 835	\$9,685
NM State Tax	\$ 4,500	\$ 307	\$ 141	\$ 147	\$ 117	\$ 315	\$ 217	\$ 217	\$ 501	\$ 79	\$ 1,969	\$ 230	\$4,270
Federal Taxes	\$ 10,000	\$ 778	\$ 454	\$ 694	\$ 1,449	\$ 1,033	\$ 1,033	\$ 1,033	\$ 1,249	\$ -	\$ 8,756	\$ 890	\$9,110
Conservation Tax	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	\$ -	\$ 139	\$ 18	\$282
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Variable Costs	\$ 288,800	\$ 33,881	\$ 39,755	\$ 42,274	\$ 24,748	\$ 29,826	\$ 24,788	\$ 31,741	\$ 34,435	\$ 36,249	\$297,699	\$32,280	\$251,520
Total Expenses	\$ 455,008	\$ 41,631	\$ 46,763	\$ 55,613	\$ 37,982	\$ 43,594	\$ 36,760	\$ 45,068	\$ 46,323	\$ 48,499	\$402,232	\$44,601	\$410,407
Net Revenue	\$103,911	\$399	\$51,710	\$52,190	\$734	\$7,046	\$15,736	\$6,460	\$71	\$56,349	\$20,197	\$1,802	\$ -
Required Break Even Mo Revenue		\$42,429	\$46,763	\$55,613	\$37,982	\$43,594	\$36,760	\$45,068	\$46,323	\$35,801			
No of members in arrears >31 days		37	38	40	25	42	14	16	17	15			
No of member in arrears >61 days													

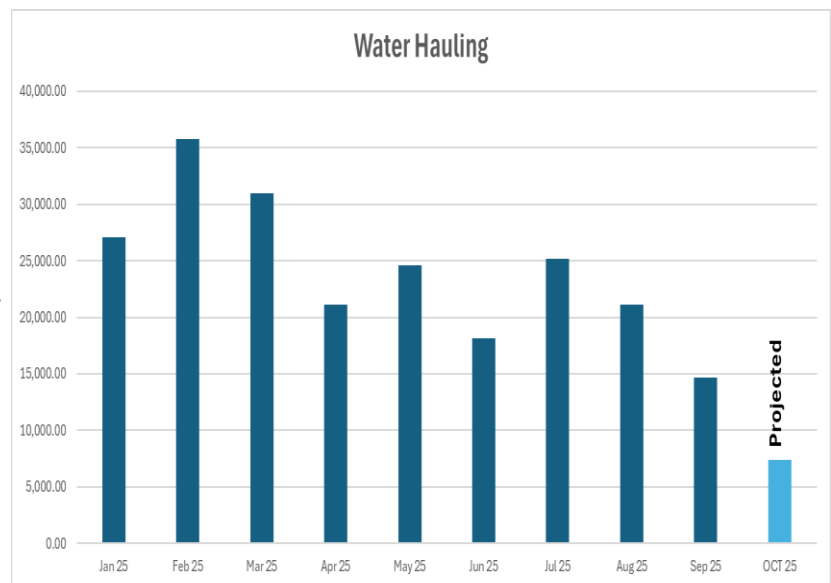
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Water hauling and recent repairs are the largest expenses

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Water hauling
projected to
decrease
based on
recent data



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Revenue

Revenue	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Mo. Avg.	Diff. per month
Customer Payments	\$558,919	\$42,045	\$45,070	\$53,440	\$38,731	\$50,831	\$52,901	\$52,102	\$47,168	\$42,165	\$424,453	\$46,577	\$(512,342)
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Past Due Accounts	\$ -	\$20,969	\$17,696	\$15,697	\$14,585	\$17,397	\$ 8,469	\$10,222	\$11,744	\$13,025		\$10,817	\$ 10,817
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Expenses – Fixed Costs

Expenses													
Fixed Costs (Indirect)													
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Expenses – Variable Costs

Variable Costs (Direct)												
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Conservation Tax	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	\$ -	\$ 139	\$ 18
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Variable Costs	\$288,800	\$33,881	\$39,755	\$42,274	\$24,748	\$29,828	\$24,788	\$31,741	\$34,435	\$36,249	\$297,699	\$32,280
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Required Break Even Mo Revenue		\$42,429	\$46,763	\$55,613	\$37,982	\$43,594	\$36,760	\$45,068	\$46,323	\$35,801		
No of members in arrears >31 days		37	38	40	25	42						
No of member in arrears >61 days							14	16	17	15		

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Tranquillo Pines MDWCA Manager's Report Since Sept 18

October 16, 2025

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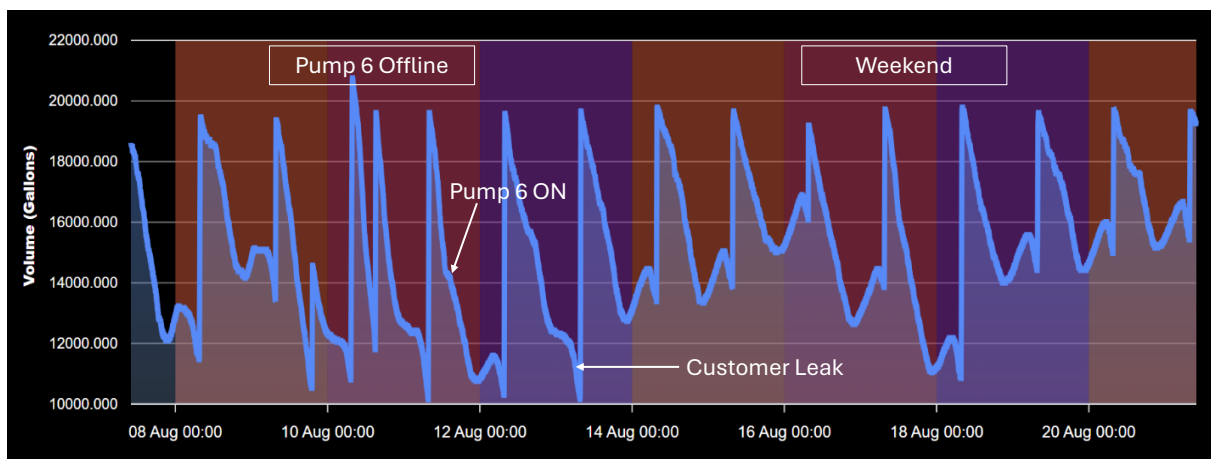
Tranquillo Pines MDWCA Leak Detection Updates

October 16, 2025

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Leak Detection Update

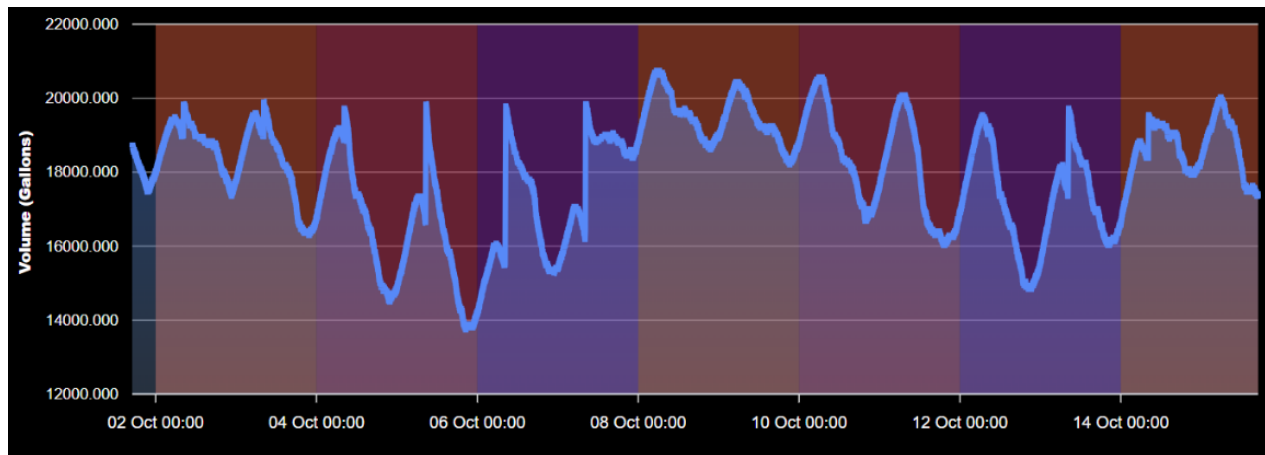
- Plot is from the August meeting and shows 14-days last August
- Each vertical increase is adding HAULED water from another tank
- Loss rate is decreasing, but we're one failure away from trouble



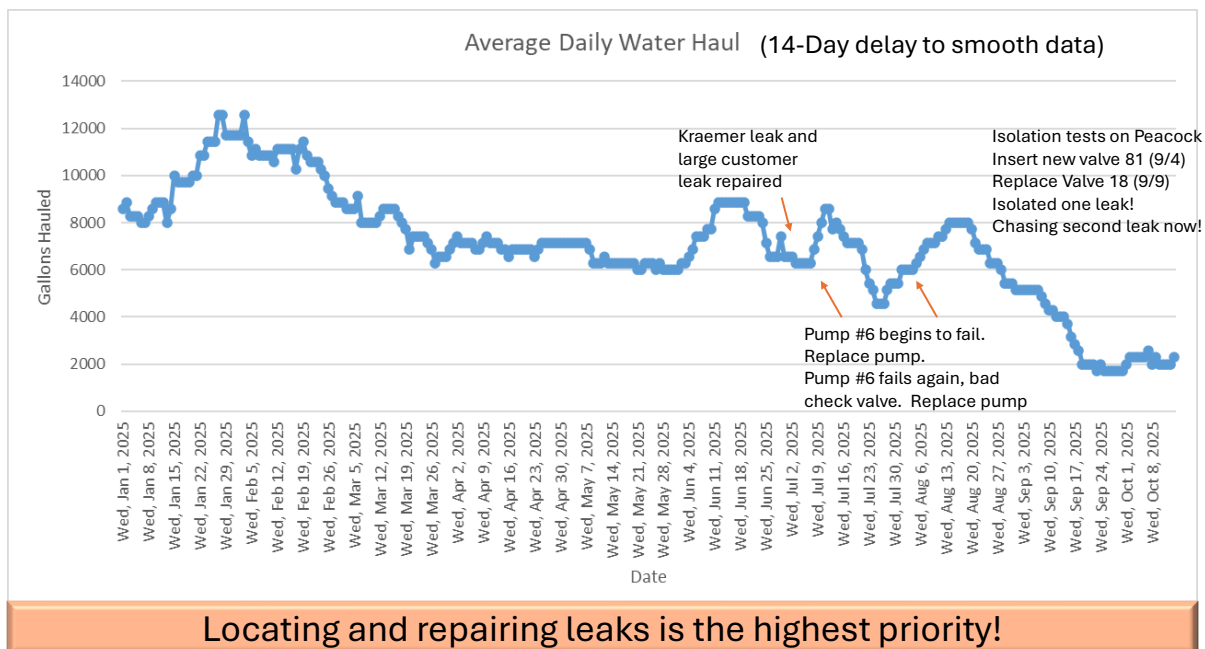
12

Leak Detection Update

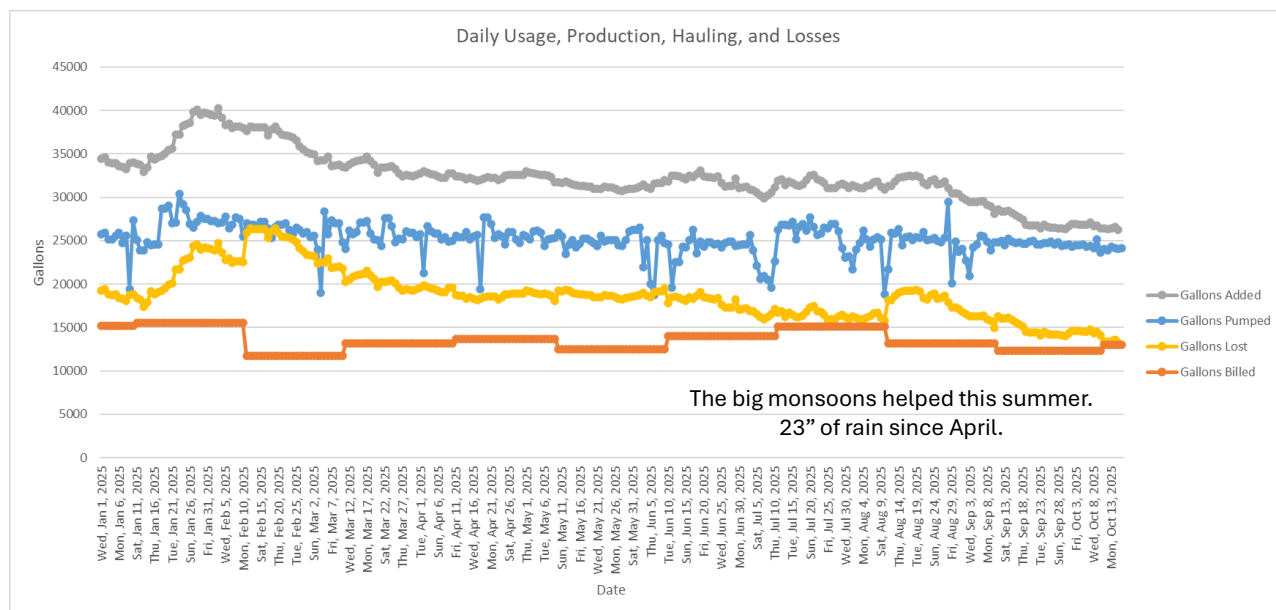
- Plot is from the last 14-days with one ~4,000gpd leak on Peacock isolated 9/15
- We've only added hauled water on two of the last seven days
- Second leak on Peacock is being elusive, but ~2,000gpd



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Locating and repairing leaks is the highest priority!

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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 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



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Tranquillo Pines MDWCA Unfinished Business

October 16, 2025

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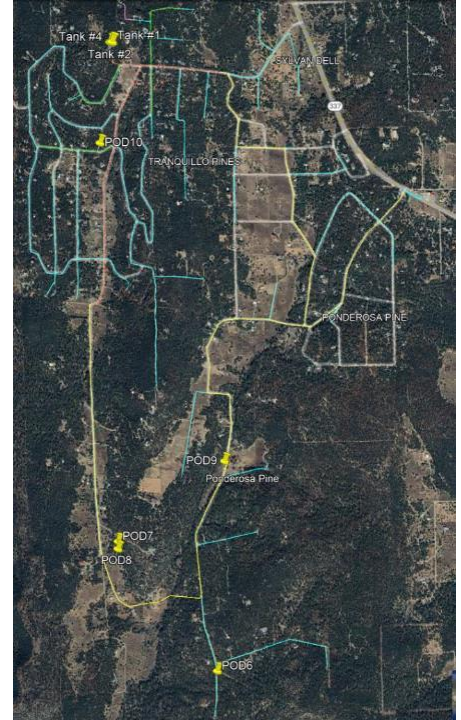
Unfinished Business

- Manager in training candidates? Paid apprenticeship program available
- 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
- Status of grant/loan from Water Trust Board
- Status of grants from Water Project Fund, Technical Assistance Program
- Status of Level 2 Water Operator search
- Status of meter can insulation
- What to do about non-paying members?

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Administrative Compliance Order

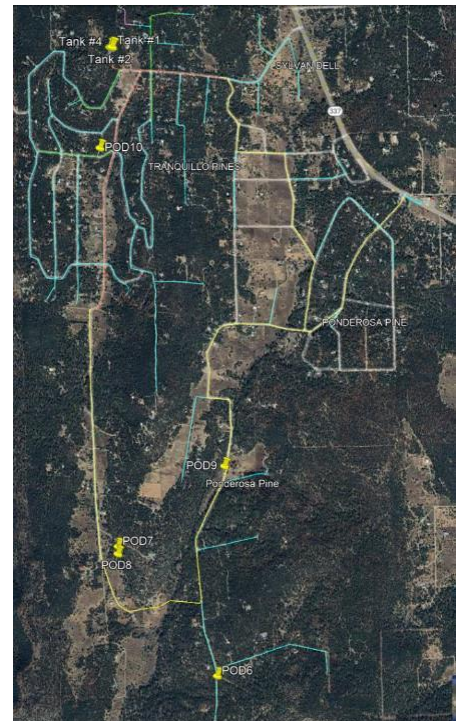
- As of 6/4/2025, Well #7 is still in violation at 4.8 mg/L
 - (4 mg/L maximum)
- **As of 8/1/2025 the TPMD is out of compliance, and we are under an Administrative Compliance Order (ACO) No. 2024-ACO-07 (See next slide.)**
- **NMED recommends drinking and cooking with bottled water, especially children**
- 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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Meter Can Insulation Project

- Water resistant meter can insulation design and build party
 - Guy Hanna, Cristi Cnare, Peggy Evans, John Lyall, and others built ~80 of them this past month
 - Cost ~\$5.00 per meter, but some meters have two cans that need insulated
 - Estimate total of \$800 for all
 - Should we build more or wait to see how the first 80 perform?



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What to do about non-paying members?

Follow the [Rules and Regulations](#) summarized below:

- Disconnect notice sent at 60-days (**2025.5.D. Overdue Accounts**)
- Disconnect at 90-days
 - **2025.5.E. Delinquent Accounts/Notification & Disconnection of Services:** All persons with delinquent accounts in violation of these rules will be notified by certified mail at the last address known to the association. The association is not responsible for undelivered mail as a result of failing to update the association with a new or correct address. The notification will include the amount due or will state the non-compliance problem and will provide a final date for payment/compliance. This date shall not be less than 10 days from the date the notice is sent. Failure to comply or pay as specified in the notice will result in water services being disconnected and subject to a delinquent account reconnection fee described in the rate schedule. The Board of directors may file suit in a court of competent jurisdiction to recover costs associated with an unauthorized or illegal connection or delinquent connection, including the cost of water delivered, charges for connection and disconnection, damages and attorney fees.
- Negotiating a payment schedule is addressed in the Rules
 - **2025.5.F. Negotiating Monthly Payment Schedule:**
- Lien placed on property
 - **2025.5.H. Lien on Property:** The Board of directors may place a lien on property to which services have been extended in the amount of all outstanding assessments, charges and fees associated with the services. The Board of directors may enforce the lien in a manner provided by the laws of the state. In the event the Board of directors is forced to enforce the lien in a court of competent jurisdiction in New Mexico, the Board of directors shall be entitled to recover all costs and attorney fees.
- Association membership will not be transferred on sale of home until account is paid in full

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Tranquillo Pines MDWCA New Business

October 16, 2025

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New Business

- Introduction of attorney Pablo H. Padilla
- Introduce Dr. Rush Robinett
- Losses reduced, reduce assessment to 100%?

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Tranquillo Pines MDWCA Discussion and Questions

October 16, 2025

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Tranquillo Pines MDWCA Transfers

October 16, 2025

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