

TRANQUILLO PINES MUTUAL DOMESTIC WATER CONSUMER ASSOCIATION
10 BOBOLINK LANE
TIJERAS, NM 87059
(505) 281-3668

Minutes of the Board of Directors meeting held January 15, 2026, at 6 pm located at the First Baptist Church in Tijeras, NM

Meeting called to order at 6:10 pm by Board President Gary Ashcraft

Board members present: Manager Carl Walker, President Gary Ashcraft, Vice President Richard Rondeau
Board member Harvey Peel Board member Chuck Davidson

Board members absent: Treasurer Rob Salazar

17 members present including Board members – No quorum

December Board meeting minutes were read by Secretary Richard Rondeau and unanimously approved

Reports from Officers

Presidents Report

Recent effort has been focused on Raven and Milky Way section of pipe where multiple valves have been replaced in an effort to isolate this section for possible leaks. The data show there is a leak in this section of pipe but it is not large enough to justify the repair expense at this point in time.

PER is being finalized by Horrocks. Working on alternatives and cost for fluoride remediation. New delivery date is January 19th. Horrocks will present their findings at the February meeting.

Still searching for manager in training and level 2 operator search

Asset management plan underway by Association/Horrocks/UNM. Critical document moving into funding cycle.

Vice President's Report

WTB application in Readiness to Proceed stage which is due January 22.

Capital outlay talking points were made available to membership. Capital Outlay will require Association lobbying to secure funds.

RCAC rate analysis is not completed, requires follow up on this compliance item.

Secretary's Report

Re-iterated that we are still under an AO for fluoride levels exceeding MCL, out of compliance as of 8/1/2025, extension granted to 11/2027. NMED recommends drinking and cooking with bottled water. Recent POD 7 well test showed 4.3 mg/l down from a high of 4.8 mg/l.

Treasurer's Report (read by President)

Revenue of \$40.0k was down compared to pma (prior months average) of \$46.2k largely due to rate assessment adjustment from 150% to 100%. Expenses were \$18k compared to pma \$40k. November closing balance \$61.2k and December closing balance was \$91.5k. Water hauling was \$4.0k compared to pma of \$19.5 and contractor repairs were \$3k (estimated) compared to pma of \$4.3k. Parts and equipment was \$1.6k compared to pma of \$2.4k. Waiting on contractor invoices.

Manager's Report

12/19 LSLI required mailing was completed to 35 members who indicated that their service line was of unknown material. If you need assistance in determining what your service line material is please contact the office.

12/22 Store House contacted about member payment assistance but they only service Bernco Water Authority customers

12/23 Raven and Milky Way valve replacement

12/24 Back filled excavation at Raven and Big Dipper and 2 excavations at Raven and Milky Way. One small leak at valve on Raven and Milky Way due to improper installation.

12/30 Completed PCI-DSS for online pay to stay in compliance

1/3 turned water back on at account 229

1/6 USGS second round of sampling all wells for PFAS. No PFAS reported in first round of testing. PFAS are not anticipated to be present in our drinking water according to NMED SWPP.

1/8 New septic tank installed at property adjacent to POD10 violates 200' setback for commercial wells

1/7 Met with US Eagle Credit Union to set up new business account in the name of Tranquillo Pines Mutual Domestic Consumers Water Association

1/9 Begin process of transferring online bill pay to new account

1/12 Meters read, leak of 27,500 gallons discovered at account 006 (water shutoff and member contacted). Board recommends that when leaving your property for an extended time call the office to have the water shutoff. Pressure test on Raven and Milky Way.

1/14 Check reader set up in office. Gets payment into our account faster and saves trips to town to manually make deposits

1/15 Billing mailed out

Tank Maintenance and Levels

No report on tank maintenance and levels

Pump Log

2025 the Association pumped 9,094,480 gallons compared to 8,703,120 gallons last year (increase of 391,360 gallons or 4.5%)

POD6 on watch list for recent dip in production

POD7 pump at 680' with water level at 534'. Reluctant to pump this well harder due to high fluoride levels.

POD9 3-3.5 gpm

POD10 5.5-5.75 gpm

See website for current data

Accounts in Arrears

Account 257 and 258 is on a payment plan in accordance with the Associations Rules and Regulations Section 2025.5.F

Account 14 and 22 have been taken off the 60 days past due list due to payment received.

Account 216 being considered for recall.

Accounts 78, 43, 114, 107 are 90 days overdue and will be receiving disconnect notices in January.

Accounts 007,065,123,175,205 are 60 days past due and will receive late payment notice in January.

Unfinished Business

Member Liaison committee reported it has not met, nor does it have a proposal for the board to vote on. Motion and second to table this until further notice.

Special payment contract idea was withdrawn and noted as “not required” if the Association follows the existing guidelines in the Rules and Regulations.

New Business

Association adopted Resolution 2026-2 regarding Asset Management Plan

Association adopted Resolution 2026-1 regarding Final Budget

Association board participated in the Asset Management Plan IQ test as requested by WTB. Document to be uploaded as part of our Readiness to Proceed application.

Committee appointment to review septic installation adjacent to POD10 (Harvey Peel, Chuck Davidson). This committee is authorized to meet with legal counsel Padilla.

Committee appointment to recommend accounting firm (Rob Salazar and Richard Rondeau).

Committee appointment to recommend language change to Section 2025.9.K (Harvey Peel, Chuck Davidson).

Discussion from Membership

Member requested follow up alerts to inform members results of tests.

Meeting adjourned at 8:10 pm

Transfers:

From Mike Quinn to Stephan Williams account 007

Recalls: None