

# Tranquillo Pines MDWCA Board and Member Open Meeting

January 15, 2026

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## Agenda

- Review Minutes from December 19, 2025, Board & Member meeting
- Officer Reports
- Unfinished Business
- New Business
- Member discussion and questions
- Adjournment
- Membership Transfers/Recalls

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# Tranquillo Pines MDWCA President's Report

January 15, 2026

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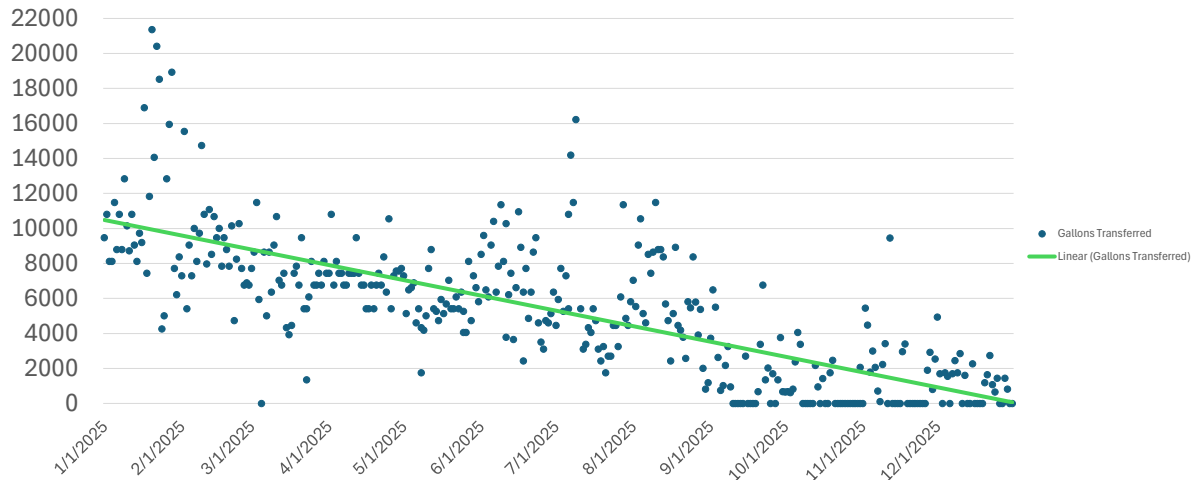
## President's Report

- Update on water losses and leak detection
- Status of PER
- Asset Management Plan
- Manager in training
- Level 2 operator search

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## Water Losses –Trending Down

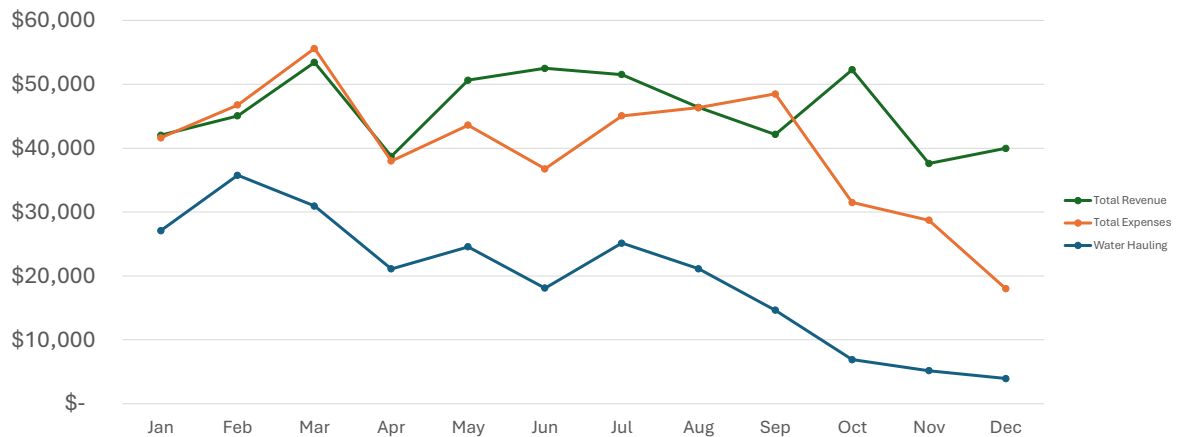
Gallons Hauled/Day - Jan-Dec 2025



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## Expenses – Trending Down

Revenue vs. Expenses per Month 2025



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## PER Status

- Behind Schedule: new drop-dead due date 1/19/26
- Reviewed PER today with Horrocks and SWEFC (Jan 15, 2026)
- Horrocks recommending a fluoride treatment plant near POD7
- Treatment plant uses activated alumina to remove fluoride
- Weekly, monthly, yearly maintenance costs unknown
- Replacement costs unknown – need expected lifetime
- POD9 will be diverted to the plant via a new pipeline (near 4ppm too)
  - I have requested that POD6 be diverted as well
- Estimated cost of plant \$820,000
  - 4 ea. - 30" DIAMETER x 84" STRAIGHT SIDE SHELL



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## PER Status

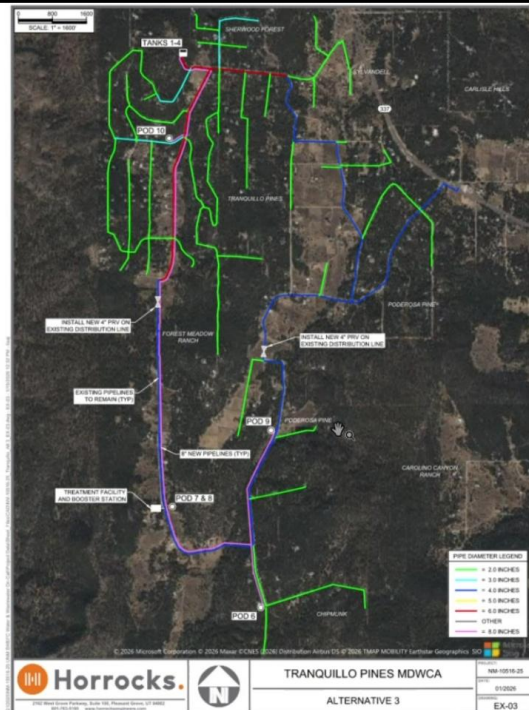
- Estimated cost of plant \$820,000, but overall cost more like \$4M
- Does not include:
  - Design of supporting infrastructure, (bigger building, tanks, well plumbing, etc.)
  - Pipeline or excavation from POD9 or POD6 from Carolino Canyon
  - Off-loading
  - Installation
  - Concrete / rebar (sub-base in filter, activated alumina system)
  - Taxes
  - Permits, fees, tariffs
  - Piping, tubing, pipe supports, anchor bolts, etc. other than those included in this proposal.
  - Field wiring
  - Chemicals



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## PER Status

- Option 3 – Treatment Plant near well #7
- Initial costs are high
- Long term costs are unknown, but expect a 20-year lifespan on the treatment plant
- Next month Horrocks will present and better cost numbers will be available.



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## Asset Management Plan

- Richard and Gary prepared a complete inventory of assets last year
  - Most new MDWCA's have no record of assets
  - Ours was 70% complete before conversion and is now 90%
- Field work and repairs provided data to characterize each asset's:
  - Condition
  - Probability of failure
  - Consequence of failure
- SWEFC converted the information into an AMP
  - The probability and consequence of failure is used by SWEFC to calculate RISK
  - Helps make decisions of which projects to prioritize
  - i.e. The riskiest assets should be repaired/replaced first.
- See New Business

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# Asset Management Plan



Part IV – Readiness and  
Compliance Submission Checklist  
cont.

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## \*Asset Management Plans:

### ◆ Year 1 – Resolution committing to implementing an AMP to include:

#### □ Five core components:

- What is the current state of the assets?
- What is the desired level of service?
- Which assets are critical to sustained performance;
- What is the best life cycle cost? And
- What is the long-term funding strategy

#### □ Identification of an internal team to develop and implement

#### □ Provide initial results of Asset Management IQ test

#### □ Provide a schedule of the sequence of events to implement AMP

### ◆ Year 2 and 3 – Submit a recent IQ test and provide an update on the progress made towards the completion of the AMP

### ◆ Year 4 and beyond – Fully implemented AMP that is reviewed annually; *provide date of last update/review.*

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# Tranquillo Pines MDWCA Vice-President's Report

January 15, 2026

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## Vice President's Report

- Rate analysis status
- Manuel Luna State Auditor – compliance review for loan. Need actual budget for June 25 to end of June 30<sup>th</sup>. Gets tier certification for compliance
- Over \$2M in funding asks this calendar year
  - No guarantees
- Capital Outlay - \$950k
  - April approval, September award
- Office of the State Auditor request for financial assistance
  - Tier 6 AUP anticipated \$7k-\$15k
  - Under review by OSA
- WTB application – \$1.1M
  - Readiness to Proceed Application due January 22<sup>nd</sup>

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## Tranquillo Pines MDWCA Secretary's Report

January 15, 2026

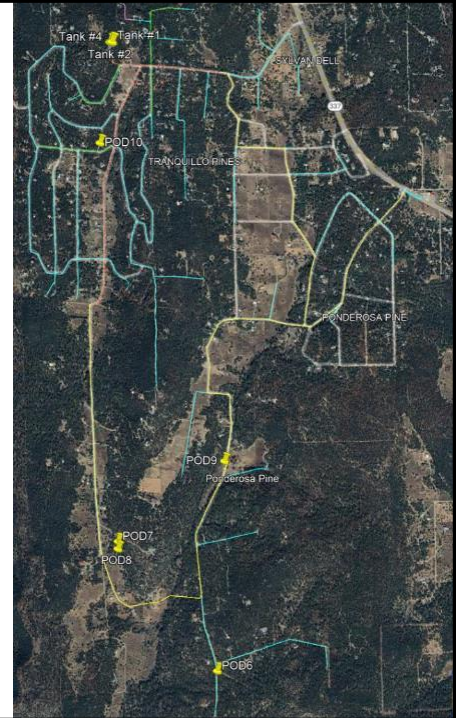
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## Administrative Compliance Order

- As of 12/31/2025, Well #7 is still in violation at 4.3 mg/L
  - (4 mg/L maximum)

Sample Location	Quarter & Year	Result mg/L
Well #7 Treatment Unit	1 <sup>st</sup> Quarter of 2025	4.5
Well #7 Treatment Unit	2 <sup>nd</sup> Quarter of 2025	4.8
Well #7 Treatment Unit	3 <sup>rd</sup> Quarter of 2025	4.3
Well #7 Treatment Unit	4 <sup>th</sup> Quarter of 2025	4.3
Running Annual Average		4.5 mg/L

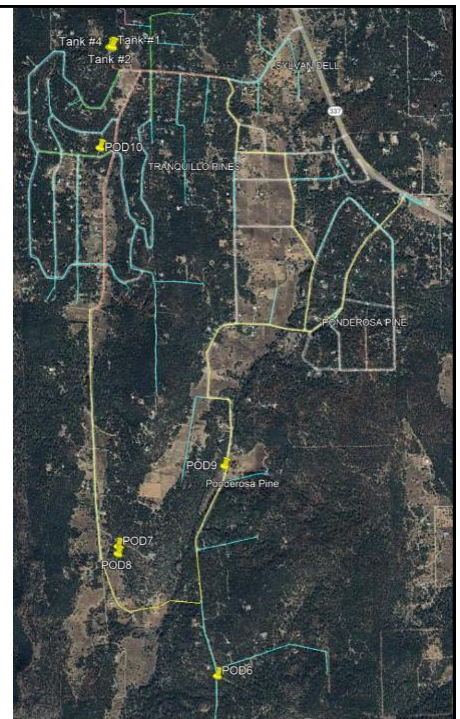
- As of 8/1/2025 the TPMD is out of compliance, and we are under an Administrative Compliance Order (ACO) No. 2024-ACO-07 (See next slide.)**
- NMED recommends drinking and cooking with bottled water, especially children**
- The highest concentrations from #7 are southern Skyland
- The Board has been working with NMED and now Horrocks on potential solutions
- The Preliminary Engineering Report will address this issue as the highest priority.
- A mailing will be prepared next week.      Envelope stuffing?



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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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## ACO No. 2024-ACO-07

- Proposed Action Plan
- SWEFC/UNM/Horrocks
- New date for items 8-10, Jan 19, 2026



ONGOING AND PROPOSED ACTION PLAN	
Action Item	Estimated Date of Completion
1. Began working with technical assistance provider (Southwest Environmental Finance Center)	April 2025
2. Conversion to MDWCA from private water system	Completed June 2025
3. Kick-off meeting with engineering company (Horrocks) for PER for fluoride removal and pressure issues, along with system water modeling	7/28/25
4. Engineering Site Visit (Field Meeting)	8/18/25
5. Water Trust Board Application Submitted	9/11/25
6. Water Trust Board Hearings	10/1/25
7. Draft PER (Horrocks)	Mid-November 2025
8. Finalized PER (Horrocks)	End of December 2025
9. Asset Management Plan (SW EFC)	End of December 2025
10. Rate Study (RCAC)	End of December 2025
11. Solicitation of funding for design and construction (Various)	Ongoing 2025 and 2026
12. Design (TBD)	By June 2026
13. Bid Phase (TBD)	By August 2026
14. Construction (TBD)	Fall 2026-Spring 2027 (9+ months)
15. Startup of fluoride removal treatment system, electrical, Contractor Substantial Completion achieved	June 2027
16. Contractor closeout	July 2027
17. Treatment system verification samples, achieve compliance	August 2027
18. Owner and NMED DWB project closeout submittals	October 2027
19. Receive NMED DWB Certificate of Project Completion	November 2027
20. Submit letter to NMED DWB Enforcement Coordinator requesting termination of Administrative Order	November 2027

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## • ACO No. 2024-ACO-07

- Extension from NMED approved with Proposed Action Plan

Key milestones outlined in the plan include completion of the Preliminary Engineering Report, Asset Management Plan, and Rate Study by the end of 2025; design and bidding phases through 2026; construction of the fluoride removal treatment system from fall 2026 through spring 2027; and system startup, compliance verification, and project closeout by November 2027.

NMED has reviewed your request and agrees to extend the deadline currently found in Paragraph 11 of Administrative Compliance Order No. 2024-ACO-07 from July 31, 2025, to November 30, 2027.

This extension is granted with the understanding that the system will continue to implement the outlined improvements and will promptly notify NMED of any additional changes, delays, or challenges that may arise in returning the system to full compliance. If the Tranquillo Pines Water Users Coop does not reach compliance with the fluoride MCL by November 30, 2027, NMED may assess civil penalties of up to one thousand dollars (\$1,000) for each instance of noncompliance, consistent with the Department's enforcement authority.

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- Compliance items

- NMED Lead Service Line Inventory – due December 31<sup>st</sup>, 2025
  - Residence's that report unknown material for service lines
  - 35 follow up notices
- RCAC rate analysis – due December 31<sup>st</sup>, 2025
  - Requested commentary on water hauling provided

Ego Service line inventory for Tranquillo Pines Water users Co-op  
The purpose of this inventory is help TPNWUC and the state to comply with the service line inventory requirements for the January 15, 2021 Lead and Copper Revision Rules. Please fill out what you can it's OK if you don't know.

Account # 127 Service Address [REDACTED]

Service line Types. Please select by using check box

<input type="checkbox"/>	Non-Lead Plastic, PEX
<input type="checkbox"/>	Galvanized
<input checked="" type="checkbox"/>	Copper
<input type="checkbox"/>	Unknown but most likely not lead
<input type="checkbox"/>	Lead

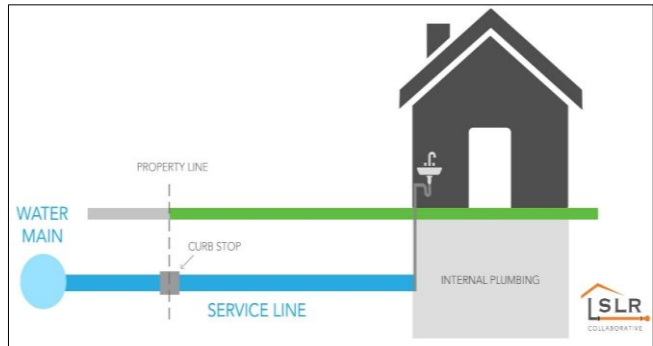
Is this location a day care facility? Yes ☐ No ☒ Don't know ☐

Does the address have water treatment? Yes ☐ No ☒ Don't know ☐

Approximate year service line put in 1994 Don't know ☐

Please return this questionnaire with your water payment or drop it in the Raven Rd. drop box or mail to 10 Babolink Ln, Tjersa, NM 87029

Thank You for participating in the survey



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# Tranquillo Pines MDWCA Treasurer's Report

January 15, 2026

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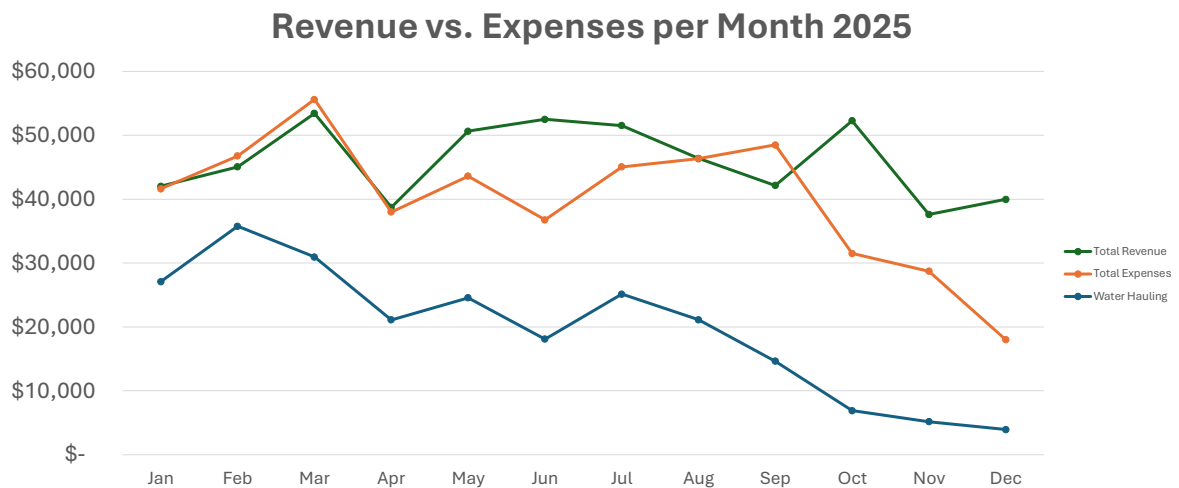
## Financial Overview

December Financial Summary					
Total Revenue	Prior Mo Avg	Total Expense	Prior Mo Avg	November Closing Balance	December Closing Balance
\$40,000	\$46,200	\$18,000	\$40,000	\$61,200	\$91,500
Water Hauling	Prior Mo Avg	Contractor Repairs	Prior Mo Avg	Parts and Equipment	Prior Mo Avg
\$4,000	\$19,500	\$0 *****	\$4,300	\$1,600	\$2,400
\$1,300December thus far					

\*\*\*\*\* December contractor repairs not billed as of Dec. 31

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## Expenses – Trending Down



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NM3561101		TPMDWCA Cash Flow Worksheet												2025	2026	
Revenue		Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Proposed Budget
Customer Payments		\$ 554,505	\$ 42,045	\$ 45,070	\$ 53,440	\$ 38,731	\$ 50,831	\$ 52,901	\$ 52,102	\$ 47,168	\$ 42,165	\$ 52,431	\$ 37,622	\$ 39,998	\$ 554,505	\$543,601
Bank Fees and RTN check fees		\$ -	\$ (17)	\$ (18)	\$ (18)	\$ (16)	\$ (192)	\$ (406)	\$ (574)	\$ (774)	\$ (15)	\$ (170)	\$ (14)	\$ (16)	\$ (2,231)	\$-2,231
Interest Income		\$ -	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 11	\$ 11
Investment Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Past Due Accounts		\$ -	\$ 20,969	\$ 17,696	\$ 15,697	\$ 14,585	\$ 17,397	\$ 8,469	\$ 10,222	\$ 11,744	\$ 13,025	\$ 13,889	\$ 10,643	\$ 3,565	\$ 157,901	\$ 157,901
Total Revenue		\$ 554,505	\$ 42,030	\$ 45,052	\$ 53,423	\$ 38,716	\$ 50,640	\$ 52,496	\$ 51,529	\$ 46,395	\$ 42,151	\$ 52,262	\$ 37,610	\$ 39,982	\$ 552,285	\$441,373
Expenses																
Fixed Costs (Indirect)																
Debt Service		\$ 5,108	\$ -	\$ -	\$ 1,277	\$ 1,277	\$ 1,277	\$ -	\$ 2,554	\$ -	\$ 1,277	\$ -	\$ -	\$ -	\$ 7,662	\$10
Manager Salary		\$ 33,600	\$ 1,400	\$ -	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,440	\$ 2,800	\$ 2,294	\$ 2,593	\$ 29,326	\$30,793
Water Rider Salary		\$ 33,600	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,728	\$ 2,940	\$ 2,593	\$ 2,594	\$ 33,954	\$35,652
Payroll Taxes		\$ (523)	\$ (259)	\$ (501)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)	\$ (506)
Billing Software,Website service		\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759	\$ -	\$ -	\$ -	\$ 16	\$ 11	\$ 635	\$ 1,421	\$1,463
Postage		\$ 2,000	\$ 198	\$ 112	\$ 168	\$ 768	\$ -	\$ 168	\$ 56	\$ 200	\$ 122	\$ 189	\$ 183	\$ 128	\$ 2,292	\$2,361
Rent - Storage		\$ 2,400	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	\$2,400
Rent - Office		\$ 4,800	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,400	\$4,400
Utilities - Electric,phone,internet		\$ 19,000	\$ 1,627	\$ 1,530	\$ 1,456	\$ 1,520	\$ 1,364	\$ 1,376	\$ 1,670	\$ 1,473	\$ 1,568	\$ 1,538	\$ 1,580	\$ 1,651	\$ 18,353	\$18,904
Tank Maintenance		\$ 15,000	\$ -	\$ 1,254	\$ 2,509	\$ -	\$ 2,859	\$ 1,605	\$ 1,254	\$ 2,509	\$ -	\$ 3,764	\$ -	\$ -	\$ 15,754	\$15,754
Insurance BOD Liability annual (Higginbotham)		\$ 1,000	\$ -	\$ -	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963	\$963
Insurance TPWUC Liability annual (Cincinnati Ins)		\$ -	\$ -	\$ -	\$ -	\$ 907	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 932	\$932
Insurance - Workmans Comp monthly NM		\$ 2,400	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198	\$198
Insurance - Vehicle monthly Farmers Ins		\$ 2,500	\$ 208	\$ 208	\$ 499	\$ -	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ -	\$ 426	\$ 2,649	\$2,649
Fuel Only		\$ 1,200	\$ 49	\$ 109	\$ 270	\$ 125	\$ 224	\$ 249	\$ 241	\$ 119	\$ 213	\$ 328	\$ 259	\$ 217	\$ 2,403	\$2,475
Truck Maintenance		\$ 1,200	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ 440	\$ 1,035	\$1,066
Legal/Accounting (no fee plus filings)		\$ 6,500	\$ 538	\$ 54	\$ 538	\$ 538	\$ 538	\$ 538	\$ 562	\$ 538	\$ 538	\$ 544	\$ 2,153	\$ 538	\$ 7,617	\$7,846
Permits & other fees (SOS filings)		\$ -	\$ -	\$ 271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 271	\$279
Financial Audit		\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$15,000
Dues (NMRWA,WARN) annual		\$ 700	\$ 321	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16	\$ 16	\$ 376	\$ 965	\$994
Office Supplies		\$ 1,200	\$ -	\$ -	\$ 130	\$ 1,442	\$ -	\$ 33	\$ 41	\$ 100	\$ 15	\$ 32	\$ 46	\$ -	\$ 1,839	\$1,895
Operator Fee		\$ 6,400	\$ 531	\$ 531	\$ 531	\$ -	\$ 1,061	\$ 531	\$ 531	\$ 531	\$ 531	\$ 531	\$ 531	\$ 531	\$ 6,370	\$6,562
Reserve Fund-Emergency Fund		\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$36,000
Total Fixed Costs		\$ 166,208	\$ 7,749	\$ 7,008	\$ 13,338	\$ 13,235	\$ 13,766	\$ 11,972	\$ 13,327	\$ 11,888	\$ 12,250	\$ 13,516	\$ 10,539	\$ 10,428	\$140,805	\$188,584
Variable Costs (Direct)																
Labor and System Testing overtime		\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technical Support		\$ 5,000	\$ -	\$ 38	\$ -	\$ 710	\$ -	\$ -	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 947	\$975
O & M																
Parts, Supplies, Equipment		\$ 10,000	\$ 1,516	\$ 1,349	\$ 1,447	\$ 174	\$ 1,083	\$ 2,420	\$ 243	\$ 5,600	\$ 3,338	\$ 5,384	\$ 4,603	\$ 1,614	\$ 28,770	\$29,634
Contractor Repairs		\$ 45,000	\$ 2,163	\$ 2,000	\$ 8,172	\$ 1,179	\$ 1,121	\$ 2,117	\$ 3,877	\$ 5,489	\$ 16,087	\$ 3,045	\$ 6,064	\$ -	\$ 51,314	\$52,853
Water Hauling		\$ 200,000	\$ 27,087	\$ 35,773	\$ 30,954	\$ 21,119	\$ 24,567	\$ 18,102	\$ 25,141	\$ 21,138	\$ 14,654	\$ 6,896	\$ 5,172	\$ 3,960	\$ 234,563	\$117,282
Gross Receipt Tax		\$ 10,500	\$ 2,031	\$ -	\$ 933	\$ -	\$ 1,709	\$ 899	\$ 892	\$ 674	\$ 842	\$ 854	\$ 846	\$ 703	\$ 10,382	\$10,694
NM State Tax		\$ 4,500	\$ 307	\$ 341	\$ 74	\$ 117	\$ 315	\$ 217	\$ 501	\$ 79	\$ 217	\$ 428	\$ 23	\$ 233	\$ 2,837	\$2,922
Federal Taxes		\$ 10,000	\$ 778	\$ 454	\$ 694	\$ 1,449	\$ 1,033	\$ 1,033	\$ 1,033	\$ 1,033	\$ 1,249	\$ 1,587	\$ 1,070	\$ 1,070	\$ 12,483	\$12,858
Conservation Tax		\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$143
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Variable Costs		\$ 288,800	\$ 33,881	\$ 39,755	\$ 42,274	\$ 24,748	\$ 29,828	\$ 24,788	\$ 31,741	\$ 34,435	\$ 36,249	\$ 17,983	\$ 18,183	\$ 7,570	\$ 341,435	\$227,360
Total Expenses		\$ 455,008	\$ 41,631	\$ 46,763	\$ 55,613	\$ 37,982	\$ 43,594	\$ 36,760	\$ 45,068	\$ 46,323	\$ 48,499	\$ 31,499	\$ 28,722	\$ 17,998	\$ 482,240	\$415,944
Net Revenue		\$99,497	\$399	\$1,710	\$2,189	\$734	\$7,046	\$15,736	\$6,461	\$72	\$16,348	\$20,763	\$8,887.22	\$21,983.75	\$70,045	\$25,429

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# Tranquillo Pines MDWCA Manager's Report

January 15, 2026

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# Manager's Report

- Maintenance and repairs
- Tank level and Pump logs
- Accounts in arrears
  - Disconnect notices and membership recalls

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## 2025 Pump Log

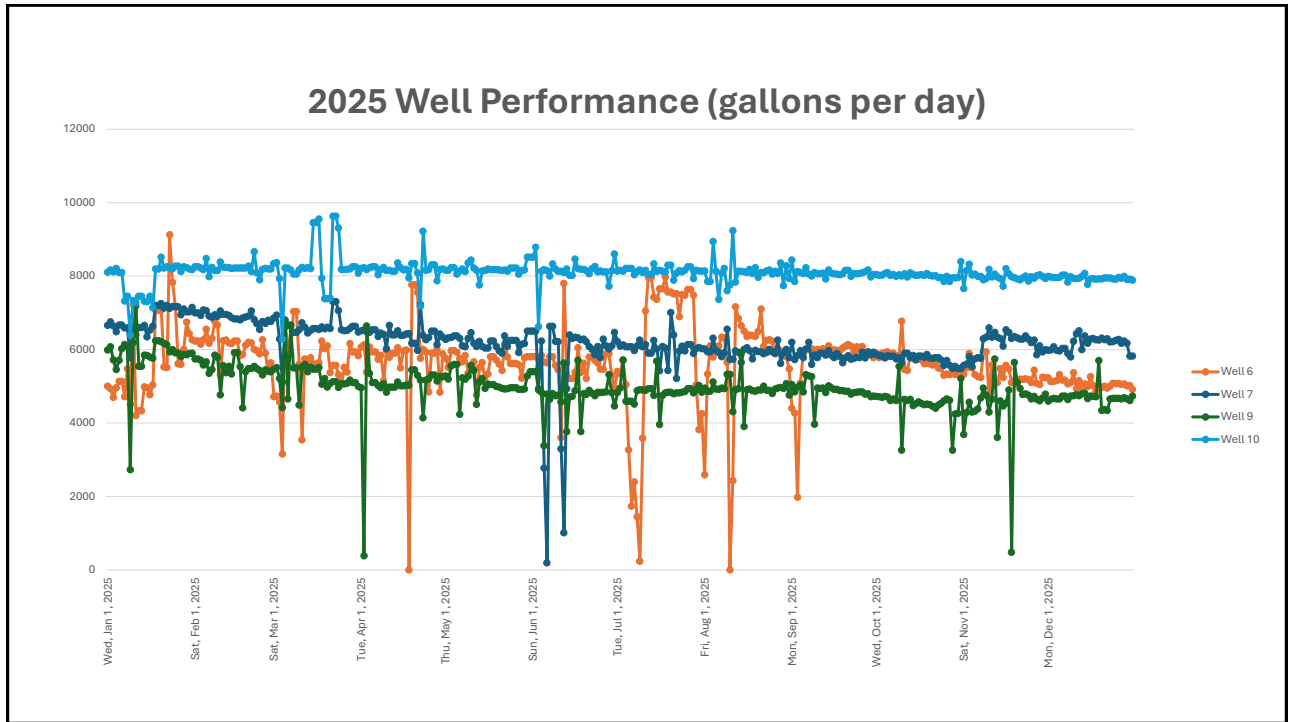
2025 Tranquillo Pines Water Users Co-op Pump log									
PUMP 6					PUMP 7				
Reading	Well depth 460'	Usage	Water Level ft	Pump at 445'	Reading	Well depth 700'	Usage	Water Level ft	Pump at 680'
				Change in water level					Change in water level
90,149,800					73,487,100				
January	90,327,400	177,600	429	7.25	January	73,648,100	161,000	508	5
Februa	90,498,400	171,000		7.25	Februa	73,890,800	242,700		5
March	90,672,100	173,700	429	0	March	74,095,800	205,000	528	4.5
April	90,845,700	173,600	435	-6	April	74,288,100	192,300	527	1
May	91,014,000	168,300	432	3	May	74,473,300	185,200	526	1
June	91,189,000	175,000	432		June	74,646,900	173,600	526	4.5
July	91,371,400	182,400	431	-1	July	74,834,300	187,400	523	-3
August	91,536,900	165,500	443	-13	August	75,005,900	171,600	523	0
Septem	91,720,000	183,100	444	-1	Septem	75,193,800	187,900	523	0
Octobe	91,895,800	175,800	445	-1	Octobe	75,371,800	178,000	522	1
Novem	92,060,400	164,600	445	0	Novem	75,561,600	189,800	533	-11
Decem	92,212,200	151,800	445	0	Decem	75,746,300	184,700	534	1
Totals		2,062,400		3.5	Totals		2,259,200		4

PUMP 10					PUMP 9				
Reading	Well depth 560'	Usage	Water Level ft	Pump at 535'	Reading	Well depth 748'	Usage	Water Level ft	Pump at 715'
				Change in water level					Change in water level
2,077,480					1,736,380				
January	2,321,340	243,860	490	5.75	January	1,917,840	181,460	618	4
Februa	2,551,390	230,050		5.75	Februa	2,071,330	153,490		4
March	2,808,760	257,370	499	-9	March	2,234,890	163,560	710	-92
April	3,054,290	245,530	499	0	April	2,388,680	153,790	710	0
May	3,298,720	244,430	498	1	May	2,535,790	147,110	710	0
June	3,551,600	252,880	498		June	2,684,840	149,050	710	0
July	3,804,440	252,840	499	-1	July	2,834,930	150,090	696	14
August	4,038,050	233,610	500	-1	August	2,977,080	142,150	689	7
Septem	4,297,340	259,290	500	0	Septem	3,134,070	156,990	673	16
Octobe	4,546,010	248,670	500	0	Octobe	3,284,200	150,130	646	27
Novem	4,793,190	247,180	500	0	Novem	3,414,490	130,290	691	-45
Decem	5,031,650	238,460	500	0	Decem	3,555,090	140,600	648	43
Totals		2,954,170		5.5	Totals		1,818,710		3.13

TOTAL GALLONS PUMPED			YTD	Acre/Ft
January	763,920		763,920	2.34
Februa	797,240		1,561,160	4.79
March	799,630		2,360,790	7.25
April	765,220		3,126,010	9.59
May	745,040		3,871,050	11.88
June	750,530		4,621,580	14.18
July	772,730		5,394,310	16.55
August	712,860		6,107,170	18.74
Septem	787,280		6,894,450	21.16
Octobe	752,600		7,647,050	23.47
Novem	731,870		8,378,920	25.71
Decem	715,560		9,094,480	27.91
Totals	9,094,480			-

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# Tranquillo Pines MDWCA Unfinished Business

December 15, 2026

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## Unfinished Business

- Membership Liaison role committee report (Chuck, Richard, Carl)
  - Proposed definition: a person who acts to arrange and assist interaction between parties
- Special Payment Contract for accounts in arrears
  - Appoint a committee to make recommendations to change language in Rules and Regulations, Section 2025.5.F. Negotiating Monthly Payment Schedule

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## Tranquillo Pines MDWCA New Business

December 15, 2026

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## New Business

- Appoint an ad hoc committee to make recommendations on selection of an accounting firm
- Appoint an ad hoc committee to make recommendations to change language in Rules and Regulations, similar to Section 2025.9.K. Death of a Member, which would allow a transfer of a membership to a family member at no cost.
- Approve final budget. Due to DFA-LGBMS Jan 30th. (see spreadsheet)
  - **Resolution to adopt Final Budget for 2026**
- Asset Management Plan or spreadsheet review and IQ test
  - **Resolution to adopt Version 1 of the Asset Management Plan**
- Discussion about permitted septic field at 19 Big Dipper near well #10 at 23 Big Dipper

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## Asset Management Plan

- Asset Management Plan (AMP) overview
- AMP “Asset Inventory” spreadsheet overview
- AMP IQ Test
  
- Resolution to adopt Version 1 of the Asset Management Plan

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## New septic field at 19 Big Dipper near well #10

- County permitted a septic drain field 130' from our wellhead

- 200' is the setback for commercial well
- State Engineer permitted our conversion of well from multi-family to commercial on Sept. 26, 2022
- Electrical permits for well approved, Jan 30, 2024 / May29, 2023 / Oct 21,2021
- Easement approved May 20, 2022
- Approval from NMED to add supplemental well and formally noted project completion 5/22/2024
- Well #10 went online 5/24/2024
- County notified TPMDWCA that we should have gotten a permit from them because they didn't know the well was converted to commercial. (New requirement?)
- The County has requested that the board apply for a permit and a "variance"
- Well # 10 is our top producer. It produces about 5.5gpm, or about 8,000gpd with a total production for the year 2025 of nearly **3-million gallons**.



## Tranquillo Pines MDWCA Discussion from membership

December 15, 2026

# Tranquillo Pines MDWCA Meeting Adjourned

December 15, 2026

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# Tranquillo Pines MDWCA Membership Transfers/Recalls

December 15, 2026

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