

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

Minutes of the Board of Directors meeting held March 19, 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: President Gary Ashcraft, Vice President Richard Rondeau, Treasurer Rob Salazar, Board member Harvey Peel

Board members absent: Chuck Davidson, and Manager Carl Walker

11 members present including Board members

Guests: Kimberly Beisner (USGS) and Katina Wilson (NMED-SWP)

February Board meeting minutes have been posted for 30 days on the website. Board approved minutes as posted.

Kimberly Beisner presented the results of water testing done on our four producing wells. She discussed data collection, sample analysis and age interpretation of water.

Reports from Officers

Presidents Report

WTB application received a compliance waiver from NMED for Fluoride violation and recommended funding approval. Funding recommendations on April 21st.

Association still trying to contact owner regarding POD 7 easement modifications

Level 2 operator search ongoing. Will add job description to “unfinished business section” so board can take action

Pumps are keeping up with demand+losses. Hauling 1-2 loads per week to limit outgassing of chlorine

Vice President’s/Secretary’s Report

Capital Outlay - \$250k from Sen. Ant Thornton from General Fund. Waiting on confirmation Governors office will fund \$700k

Congressionally Directed Funding (CDS) – Applied for \$750k from Sen. Heinrich and Lujan and \$500k from Rep. Stansbury.

RCAC rate study in progress. Next meeting March 23rd.

Updates on NMED roadmap to ACO – 2024-ACO-7

Treasurer’s Report

Revenue of \$38.4k was down compared to pma (prior months average) of \$46.4k. Expenses were \$15.9k compared to pma \$39.4k. January closing balance \$102.1k and February closing balance was \$124.8k. Water hauling was \$1.3k compared to pma of \$17.9 and contractor repairs were \$0k compared to pma of \$5.0k. Parts and equipment was \$0.160k compared to pma of \$2.3k.

Manager's Report

Maintenance and Repairs

Vinegar treatment in well 6 to control iron buildup

Tank Maintenance and Levels

General operation of the system has been to let tanks and wells recover on a daily basis.

Pump Log

Pump 7 rate dialed up to 5+ gpm

See website for current data on all wells

Accounts in Arrears

16 members in arrears totaling \$5866.

Unfinished Business

Committee (Harvey Peel, Chuck Davidson, Pablo H. Padilla) update on septic system encroachment on POD10. Counsel has not contacted county as instructed. Board drafted letter for review. Input from NMED suggested we add some wording about "our concerns for safely delivering water to the community" and "suggesting the county consider permitting an effluent chlorination system between the septic tank and the leach field".

Committee (Rob Salazar, Richard Rondeau) update on CPA selection. Board members in attendance unanimously voted to award Pulakos Accounting firm the Associations accounting business moving forward

Old Coop taxpayer access point and bank account has been closed out in April as we wait for the last checks to clear. The Association credentials survive.

Board members in attendance unanimously approved adding Online payment to paragraph 2025.5.C of rules and regulations.

Board members present unanimously approved Resolution 2025.3 version 2. Gary to update signature block before signing.

Committee (Harvey Peel, Chuck Davidson) update on language change in Rules and Regulations similar to section 2025.9.K. Upon review the existing language is sufficient to cover **Section 2025.9.K-Death of a Member: In the event of death, the membership may be transferred, subject to Board approval, at no cost to heirs pending submittal of death certificate, proof of property ownership, and copy of the original Membership Certificate.**

New Business

Call out to membership for 20hr/week volunteer to continue leak detection.

Appetite for drilling a new well. \$80k estimate to replace POD 8.

Instrumentation of 2 additional tanks with the same sensors as tank 3. This will reduce water hauling to mitigate water aging and outgassing of chlorine, adds system redundancy in the event of a sensor failure.

Board members present unanimously approved expenditure of \$4733.35 for adding sensors to tanks 2 and 4.

Board members present unanimously approved \$85/day member registration fee to cover board and employees to attend NMRWA Conference in Isleta. Board members must attend 4 hours of class time to receive registration reimbursement. Board specific classes are on April 15th.

An Association Capital Improvement Plan has been developed. This document provides guidance on staging projects out over a 10 year time frame. Board members should review this document and be ready to discuss at the April meeting.

Customer side leaks account for a significant volume of total losses in the system. Gary is working to quantify this.

New membership fees need to be reviewed. They were last set in 2025 at \$5000. In 1986 they were \$7500. It was pointed out that this is not a typical cost trend. Richard will reach out to RCAC for input.

Discussion on Association buying 23 Big Dipper was tabled until April.

Discussion from Membership

Meeting adjourned at 8:50pm

Transfers: No transfers

Recalls: No recalls

Disconnect Notices: No disconnect notices

Abusive Language: No abusive language