

TRANQUILLO PINES MUTUAL DOMESTIC WATER CONSUMER ASSOCIATION
10 BOBOLINK LANE
TIJERAS, NM 87059
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Minutes of the Board of Directors meeting held April 16, 2026, at 6 pm located at the First Baptist Church in Tijeras, NM

Meeting called to order at 6:00 pm by Board President Gary Ashcraft

Board members present: President Gary Ashcraft, Vice President Richard Rondeau, Treasurer Rob Salazar, Board member Harvey Peel, Board member Chuck Davidson

Board members absent: None

24 members present including Board members

Guests: None

March Board meeting minutes have been posted for 30 days on the website. Board approved minutes with edits and posted final on website

Reports from Officers

President's Report

Production from POD's 6 and 9 are down and as a result we are hauling water again, about 8 loads/week

Considering all options to increase production including drilling/redrilling wells. Redrilling or offsetting existing wells is the most cost effective solution since infrastructure is already present

Additional instrumentation of the system through meter upgrades is another way to increase system efficiency

Hired a new contractor to perform valve replacement on Raven and Falcon Monday 20th

Showed a graph of historical production versus current production

Loosing 1000 gallons per day over the last 4 months from customer side leaks

Usage is up consistent with the Spring season. Reminder that outdoor watering is not allowed and there is a \$50 fine for each violation

Vice President's/Secretary's Report

Capital Outlay - \$250k from Sen. Ant Thornton from General Fund. Waiting on confirmation Governors office will fund \$700k. We believe the Governor's funding list should be available by May.

Congressionally Directed Funding (CDS) – Applied for \$750k from Sen. Heinrich and Lujan and \$500k from Rep. Stansbury. Rep Stansbury is a no, haven't heard yet from Senators Heinrich or Lujan.

RCAC rate study in progress. Next meeting Jun 8th at which time we should know any terms associated with WTB funding

Updates on NMED roadmap to ACO – 2024-ACO-7. Now in funding cycle and looking to put out RFP for design in the coming months

Treasurer's Report

Revenue of \$36.5k was down compared to pma (prior months average) of \$44.0k. Expenses were \$23.6k compared to pma \$32.8k. February closing balance \$124.8k and March closing balance was \$140.7k. Water hauling was \$5.6k compared to pma of \$10.7 and contractor repairs were \$4.3k compared to pma of \$4.1k.

Parts and equipment was \$1.6k compared to pma of \$.370k. We now have approximately 4 months operating reserves.

Manager's Report

Maintenance and Repairs

Attended Operator 1 training

Tax rate changed in the billing software to 6.187%

Charges apply for house calls see published rates in Association documents

Tank Maintenance and Levels

Cycling the source tank weekly to prevent stagnation of water

Need gravel on pump road. Confer with property owner on timing and material

Consider current tank maintenance contract before switching vendors

Pump Log

See website for current data on all wells

Accounts in Arrears

Twelve accounts in arrears 60+ days with a value of \$5342.31

Compliance

Received a quarterly NOV from NMED for exceeding MCL for Fluoride. We are currently under an ACO for Fluoride.

Submitted quarterly well production to OSE

Started work on CCR

Unfinished Business

Board unanimously agreed to post the Operator Level 2 job on the Association and NMRWA (<https://nmrwa.org/jobs/>) websites

Association sent a letter to Bernco contesting their claim that we needed to file for a well variance pertaining to septic system installation on property next door at 19 Big Dipper. NMED also sent a letter supporting our position. We have not heard back from Bernco yet on next steps.

Association has still been unsuccessful in meeting with owner's to update POD 7 easement

Richard to contact AVI to facilitate transition once Pulakos has provided their letter of engagement

Carl confirmed Old Co-op taxpayer access point and bank account has been closed out. The Association credentials survive

Board members present unanimously approved rewording Bylaws and releasing as version 2 per Resolution 2025.3 last meeting but the signature block needed updating. All board members signed the updated resolution. Gary to post updated document on website

Additional tank instrumentation has been ordered for tanks 2 and 4

Request for volunteers to help with isolation tests. Interested parties can contact the office and we can add your name to a volunteer list

Board reviewed and unanimously approved the Infrastructure Capital Improvement Plan. Next step is to enter information into DFA CAPS portal

Tabled rate analysis and new membership fees until June meeting (After next meeting with RCAC)

Tabled property purchase for possible Closed Session.

New Business

Board reviewed and unanimously approved FY2026 budget

Continued discussion on appetite for adding new wells and reviewed this task and priority in the ICIP. The board agreed that the priority should be the distribution system in the short term and as such no change to the priorities or ranking in the ICIP

Tabled discussion on how to spend capital outlay until we hear from Governor's office on the remaining \$700k ask.

Rob to lead effort into Request For Proposals for System Design, contractors for repairs and valve replacement, and well drilling, and will contact Cooperative Educational Services and/or TAP for technical assistance

Discussion from Membership

Membership expressed opposing views on how to report accounts in arrears. Some liked the detail with account information, others just wanted a summary report. We are currently doing both. The managers report covers daily activity which includes efforts to collect past due accounts and also summarizes the number of members and value at the end of the month.

Currently there is no structure or limitation on signing authority for expenditures. Gary replied the use of common sense prevails.

Meeting adjourned at 8:45pm

Transfers: No transfers

Recalls: No recalls

Disconnect Notices: No disconnect notices

Abusive Language: No abusive language