

TRANQUILLO PINES MUTUAL DOMESTIC WATER CONSUMER ASSOCIATION
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TIJERAS, NM 87059
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Minutes of the Board of Directors meeting held May 21, 2026, at 6 pm located at the First Baptist Church in Tijeras, NM

Meeting called to order at 6:15 pm by Board President Gary Ashcraft

Board members present: President Gary Ashcraft, Vice President Richard Rondeau, Treasurer Rob Salazar

Board members absent: Harvey Peel, Chuck Davidson

26 members present establishing a quorum

Guests: Anthony Luketich, Bernco Water Conservation group

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

Reports from Officers

President's Report

Outlined desired qualifications for board members given election tonight

Acknowledged volunteer efforts to date. Board members are quantifying volunteer hours to better understand cost of running the system. This may be a useful metric for funding applications or to support hiring paid position(s). Officers on the board are volunteering up to 100 hours a month each.

Hauling water at a rate of 5700 gallons/day. Heavy water losses continue driving ongoing leak detection efforts. Urgent need to put capital into system repairs (pipes) and upgrades (meters)

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 added to tanks 2 and 4

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

Showed several graphs of well production, water losses and water hauling

Loosing 1000 gallons per day over the last 4 months from customer side leaks. Customer losses for current month are 40,000 gallons

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 - \$200k from Sen. Ant Thornton and \$50k from Rep Stephanie Lord from General Fund.

Waiting on confirmation Governors office will fund \$700k. We believe the Governor's funding list should be available by May. Capital Outlay request is currently under audit compliance review. Capital Outlay funding available early July.

Congressionally Directed Funding (CDS) – Applied for \$750k from Sen. Heinrich and Lujan and \$500k from Rep. Stansbury. Rep Stansbury is a no, Senator Heinrich is a no. Senator Lujan submitted full ask (\$2MM) for our project to the senate appropriations committee.

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

WTB we are on the funding list for \$1.1MM, award letter (with terms) expected May 29.

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

Consumer Confidence Report passed NMED courtesy review, ready to mail to membership and self certify with NMED

Annual Report submitted to Secretary of State

Treasurer's Report

Revenue of \$30.6k was down compared to pma (prior months average) of \$43.1k. Expenses were \$24.9k compared to pma \$31.8k. March closing balance \$140.7k and April closing balance was \$143.9k. Water hauling was \$10.3k compared to pma of \$10.2 and contractor repairs were \$2.5k compared to pma of \$4.1k. Parts and equipment was \$0.5k compared to pma of \$.660k. We now have approximately 4.7 months operating reserves.

Manager's Report

Confirmed GRT at 5%

Water hauling 5,700 gpd

Maintenance and Repairs

3 gate valves replaced - intersection of Big Dipper and Little Dipper and the intersection of Little Dipper and Raven Rd and intersection of Tank Rd and Raven Rd.

Flush hydrant installed at the intersection of Little Dipper and Raven Rd

Replace chlorine injector at POD10

Customer side leak at account 70 of 11,600 gallons

Customer side leak at account 100

Tank Maintenance and Levels

Heron instrumentation installed on tanks 2 and 4.

Pump Log

See website for current data on all wells

Accounts in Arrears

Seven accounts in arrears 60+ days with a value of \$2754.32

Compliance

Posted NOV for fluoride in exceedance of MCL at the Tijeras post office and Sunflower Park as well as on the association website

Committee Updates

Accounting firm committee update

Need board to review/sign Pulakos letter of engagement – June agenda item

ICIP committee update

Eight of twelve projects have been entered into the DFA CAPS system. This is a new requirement for capital outlay

RFP committee update

Started conversation with Cooperative Educational Services for technical assistance – June agenda item

Need to understand procurement guidelines – June agenda item

Elections

Robert Salazar nominated by Gary Ashcraft with second from Karen Cross

Rush Robinette nominated by Gary Ashcraft with second from Pat and Danine Gronewald.

Both candidates, running unopposed, were unanimously voted into director positions

Robert will serve a full 3 year term – (replacing Harvey Peel)

Rush will serve a full 1 year term – (vacated by Carl Walker)

Unfinished Business

Unsuccessful efforts to engage owner of easement on POD7. Looking at options on 3 other properties.

Board signed Resolution 2026-1 adopting capital improvement plan

No official correspondence back from Bernco on septic system at 19 Big Dipper. Unofficial correspondence between NMED and Bernco suggests that Bernco will not change their position.

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

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

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

New Business

Board signed Open Meetings Act Resolution 2026-2

Two new federal funding opportunities from Bureau of Reclamation were brought to our attention. The Small-Scale Water Efficiency Projects funding notice describes a \$4MM fund with a project cap of \$250k (50% cost share) due June 1, and the drought response funding notice describes a \$13MM fund with a project cap of \$3MM (50% cost share) due July 28. The Association has an active registration on Grants.gov, necessary for any federal funding.

Discussion from Membership

Discussion around Green Stormwater Initiative as a way to promote groundwater recharge. Ponding, forest and canopy thinning were discussed as ways property owners could impact groundwater recharge. No board actionable items identified from the discussion.

Meeting adjourned at 8:15pm

Transfers: Account 208 from Shannon Joy Garcia to Laurie Bowman and Rush Robinette

Recalls: Account 079

Disconnect Notices: No disconnect notices

Abusive Language: No abusive language