

Tranquillo Pines MDWCA Board and Member Annual Meeting

May 21, 2026

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Agenda

- Proof of quorum
- Review Minutes from April 16, 2026, Board & Member meeting
- Officer reports
- Committee updates
- **Elections**
- Unfinished business
- New business
- Member discussion and questions
- Membership Transfers/Recalls
- Adjournment

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Desired Qualifications of Board Members

- Attend and contribute to monthly Board meetings
- Attend required training 10-20 hours/year (most available as on-line classes through NMED)
- Working knowledge of computers & Microsoft Office products: Outlook, Word, Excel, etc.
- Act as Secretary and/or Treasurer
- Write and review documents
- Help with procurement of materials and services
- Help with field testing

Lot of work and difficult decisions ahead

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Tranquillo Pines MDWCA President's Report

May 21, 2026

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President's Report

- **We've come a long way in a year.**
- Volunteers are working many hours to repair, upgrade and improve your system
 - Tank instrumentation plus multiple valve replacements and tests this past month
 - Upcoming work and testing
- Water losses and leak detection have been a roller coaster
 - **We are hauling water again – 5700 gallons/day**
 - Lower production especially long term
 - Customer leaks
 - Higher consumption this spring! **NO OUTDOOR WATERING!**
 - **Need to find more leaks** - Testing will resume
 - **Need to increase production** - DRILL or REDRILL WELLS
 - **Need to invest in instrumented meters** = find leaks faster

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Volunteers and contractors getting things done!

- Valves 21a, 33a, 11, 6a, 24, 25a, 27a, 31a all replaced
- One leak repair on Raven
- Traffic control
- Upcoming testing on:
 - Falcon valve(s) and testing: Need to retest.
 - South Peacock valve and testing: Customer leak repaired but no system side leaks
 - Upper Kuhn tests
 - South Raven and Skyland valve and testing
 - Milky Way and Big Dipper valve and testing
 - Raven mainline valve and testing: Need to retest.
 - Tank road finally tested. No leaks!
 - Whippoorwill valve and testing: Complete. No system side leaks

All leak detection successes have been accomplished by volunteers testing

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All three tanks are instrumented now.

- Updates tank levels every 30-seconds
- Provides redundancy to our one key measurement



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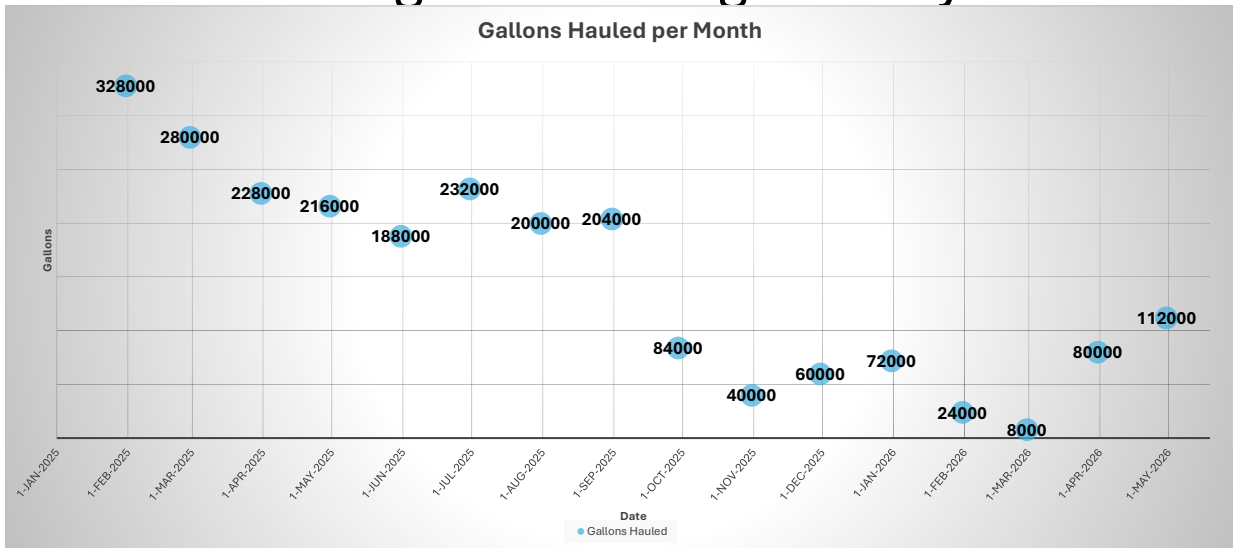
Did loss rate increase? Is production down? Fact: Hauling is up



Lack of daily meter readings hinders leak detection

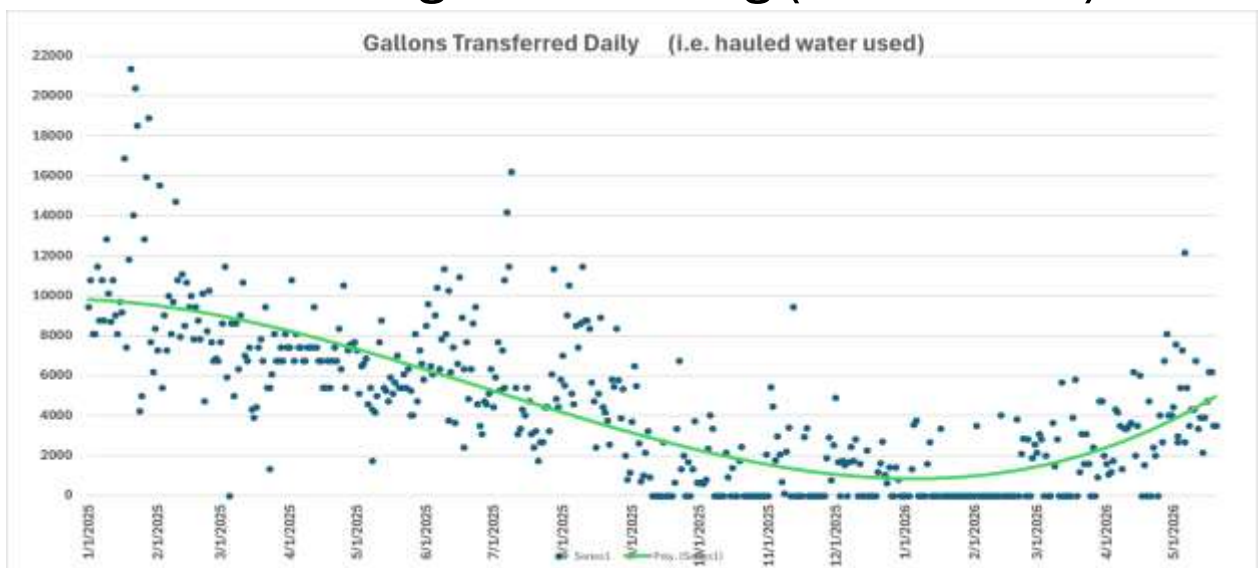
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Water hauling is increasing recently



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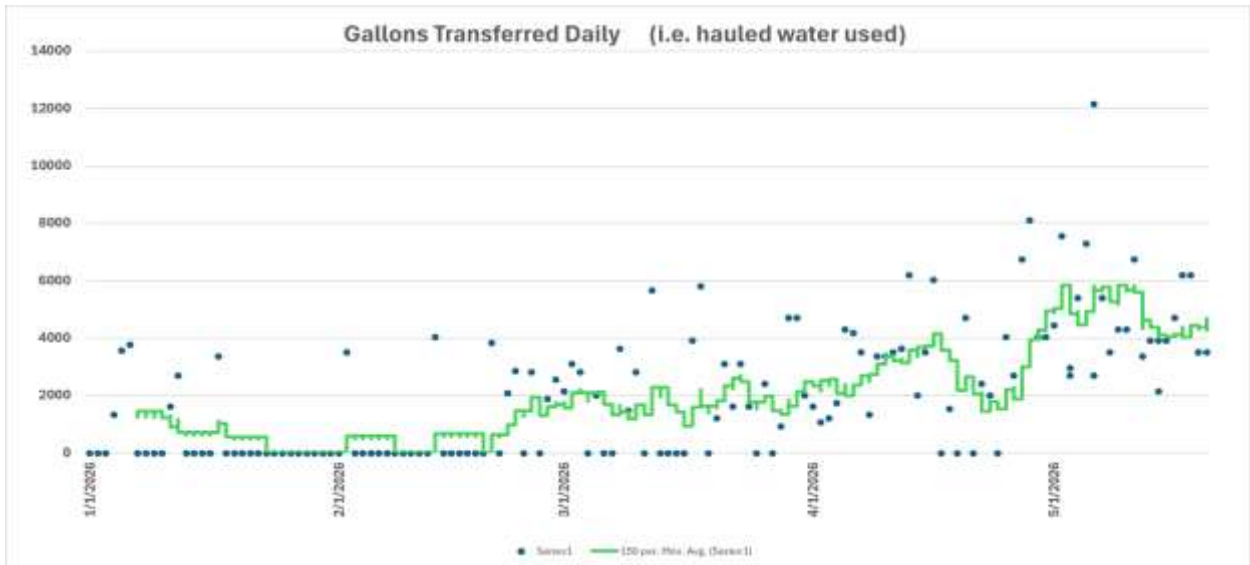
Water Hauling is Increasing (16-months)



Hauling water again

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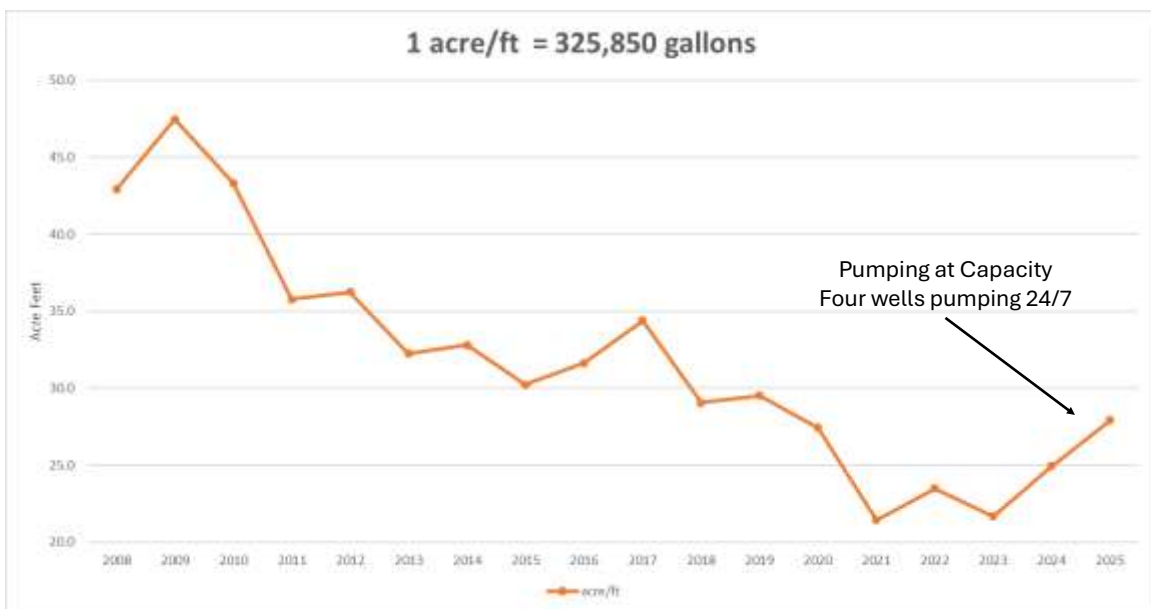
Recent Losses Up (5-months)



Hauling water again

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Long-term well production is decreasing



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Coarse data hinders leak detection



Lack of daily meter readings hinders leak detection

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Instrument the System?

- Data acquisition and analysis hampered by lack of data
 - Tank level monitor(s) - 1 sample/minute
 - Pump meters - 1 sample/day (manual read)
 - Customer meters - 1 sample/month (manual read)
- Losing 1,000 gallons per day in customer leaks so far this year. (That we know about.)
 - May 10th meter reads indicate closer to 40,000 gallons this month
- Invest \$250k in new meters and infrastructure?
 - Find leaks faster
 - There's a possibility that our meters are underreporting, but that doesn't explain the big change back in November 2023 that we've not recovered from

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Tranquillo Pines MDWCA Vice-President & Secretary's Report

May 21, 2026

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Vice President and Secretary's Report

- **Status of Capital Outlay Request - \$950k**
 - Senator Ant Thornton and Rep. Stephanie Lord Capital Outlay Status: \$250k SB240 GF, Appropriation #K2394
 - MID-REGION COG WATER TRTMNT CONSTRUCT - to plan, design and construct water system improvements, including a fluoride treatment system, for the Tranquillo Pines mutual domestic water consumers association in Bernalillo county
 - \$250k funding should arrive in September
- **Status WTB Application - \$1.1M**
 - Entire amount funded: \$1,105,000. Need to match with \$395,000
 - Funding available – September 30, 2026
- **Application for Congressionally Directed Funding - \$2M**
 - \$1.5M from Senators Heinrich and Lujan, \$500k from Rep Stansbury
 - Confirmation received today (5/21/2026) that request was submitted
 - Senator Luján submitted your project, Tranquillo Pines MDWCA Infrastructure Upgrades 3/5/2026, to the Senate Appropriations Committee.

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ACO No. 2024-ACO-07

- Proposed Action Plan
- SWEFC/UNM/Horrocks
- New date for items 8-11, Jan 19, 2026
- UPDATE 2/19/2026:
 - PER completed
 - AMP substantially completed
 - Rate Study ongoing
 - Soliciting funding ongoing

ONGOING AND PROPOSED ACTION PLAN	
Action Item	Estimated Date of Completion
1. Begin 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 EPC)	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.

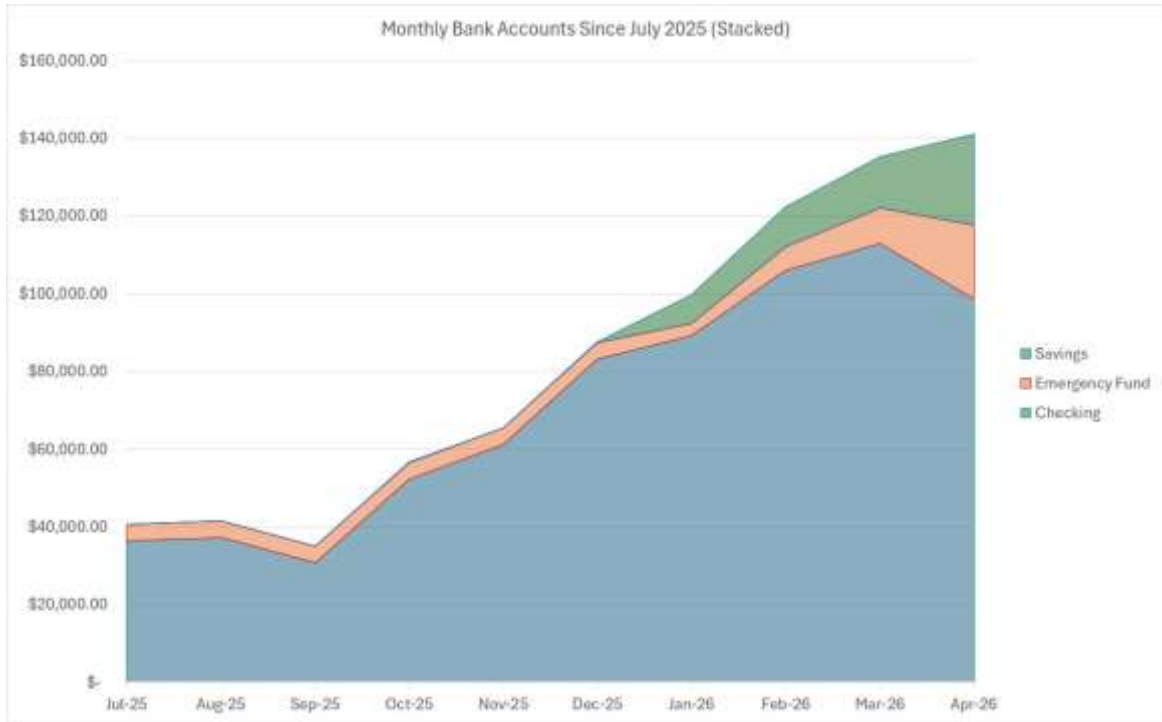
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Tranquillo Pines MDWCA Manager's Report

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Manager's Report

- Maintenance and repairs (See report)
- Tank level and Pump logs
- Accounts in arrears
 - Disconnect notices and membership recalls

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Tranquillo Pines MDWCA Committee Updates

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Committee Updates

- Accounting firm committee update
- Infrastructure Capital Improvement Plan (ICIP) committee update
 - Update on entering it into the State Dept. of Finance and Admin. (DFA) portal - due July 1st for capital outlay
- Request For Proposals (RFP) committee status
 - Engineering services for “System Design”
 - Contractor(s) for repairs and valve replacement, and well drilling
 - Cooperative Educational Services (CES) technical assistance

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Tranquillo Pines MDWCA Elections

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Elections

Current Board of Directors

- Harvey Peel Term expires with annual meeting **2026**
 - Gary Ashcraft Term expires with annual meeting 2027
 - Robert Salazar Appointment expires with annual meeting **2026**
If reelected, he will serve until Carl's term would have expired in 2027
 - Charles Davidson Term expires with annual meeting 2028
 - Richard Rondeau Term expires with annual meeting 2028
- Harvey is resigning after 18-years! **Thanks for your service!**
 - Two board positions open
 - Each membership gets one ballot and can vote for two people

Nomination of candidates

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Desired Qualifications of Board Members

- Attend and contribute to monthly Board meetings
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Tranquillo Pines MDWCA Unfinished Business

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Unfinished Business

- Update on permitted septic field at 19 Big Dipper near well #10 at 23 Big Dipper – Letter sent and supporting letter from NMED
- Need to update easement at POD7 to add/expand building or get a new location
- Vote to adopt the [Infrastructure Capital Improvement Plan for 2026-2035](#) and sign the [Authorizing Resolution 2026-01](#)

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Tranquillo Pines MDWCA New Business

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New Business

- Adopt and sign the [Open Meetings Act Resolution 2026-2](#)
- Bureau of Reclamation funding opportunity for small system efficiency and drought response.

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Tranquillo Pines MDWCA Discussion from membership

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Tranquillo Pines MDWCA Membership Transfers/Recalls

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Tranquillo Pines MDWCA Meeting Adjourned

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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 st Quarter of 2025	4.5
Well #7 Treatment Unit	2 nd Quarter of 2025	4.8
Well #7 Treatment Unit	3 rd Quarter of 2025	4.3
Well #7 Treatment Unit	4 th 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.



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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**

