

TRANQUILLO PINES MUTUAL DOMESTIC
WATER CONSUMERS ASSOCIATION
10 BOBOLINK LANE
TIJERAS, NM 87059

**MINUTES OF BOARD OF DIRECTORS AND MEMBER MEETING – August 21, 2025 Vista Grande Church,
Tijeras, NM**

Meeting called to order by President Gary Ashcraft at 6:05 PM

Members present: President Gary Ashcraft, Vice President Richard Rondeau, Manager and Board
Member Carl Walker, Board Member Chuck Davidson,

Members absent: Board Member Harvey Peel

28 members and two non-members were in attendance.

June 19, 2025 minutes read and approved

Bank Reconciliation July 31, 2025

Revenue of \$51,528, Expenses of \$45,068 (includes water hauling \$25,141 our largest expense) for net
revenue of \$6,460.

Accounts receivable of \$10,222 with 16 members in arrears of 61+ days.

Still have not been able to fund the Reserve account, which is for planned future expenses.

For the period Aug 1-15

Revenue of \$22,727, Expenses of \$23K

Manager's Report

Carl presented maintenance and repairs for the month along with tank levels and pump logs. Noted
accounts in arrears and collection efforts for the month. Noted two accounts have not been paid in
over 1 year.

Reports of Officers and Committees

Gary presented updates on water loss and leak detection, 13 of 19 miles have been tested via pressure
gauges. Some tests are inconclusive due to valves not closing. Noted that all leaks are being
documented, large leaks being fixed. Showed a map of testing coverage to date and next steps. Raven
Rd. particularly challenging due to major ingress/egress for community.

Katina Wilson from NMED DWB discussed SWPP, water quantity/quality, and recommendations. Full
report is available from NMED or TPMD. USGS sampling found no PFAS, other test results will be back
in a month for PODs 7,9,10. Pod 6 scheduled for testing in September.

Old Business

Filings for MD status have been completed. As of June 24th we are a MDCWA.

Online bill pay (GovCard) is up and running. There are associated fees for the consumer. 24 members
have already taken advantage of it for July billing.

Gary made another call for a operator/manager in training to the membership.

Resolution 2025-3, clarification on membership transfers in Bylaws Article IV Section 5 was signed and
executed by the board. This resolution was approved at the June 19th meeting.

Electronic Communication waivers were passed out to the members for signature and witnessing by a
board member. 25 members elected for this communication option.

Gary made another call for volunteers and low cost member excavation services.

New Business

Horrocks Engineering was selected as the firm to do Preliminary Engineering Report. Kick-off meeting, site visit, and data collection have been completed. Expected completion date is December 1, 2025. The PER will substantially address Fluoride as well as the systems aging infrastructure. A detailed breakdown of the project is available for review from TPMD.

We are under an Administrative Order by NMED for fluoride levels exceeding MCL. The board has asked for an extension to meet compliance. NMED responded by asking for an Action Plan listing steps and timing to come into compliance ASAP. Horrocks will work with us on a reply.

Resolutions 2025-(4,5) Water Project/Technical Assistance Program for a Financial Audit and Leak Detection Services respectively were approved and signed. Applications for these grants will be submitted to NMFA.

Resolution 2025-6 Approving Emergency Funding through various funding agencies made known to us through the site visit meeting with Horrocks was unanimously approved by the membership and board.

Our current water operator, Carl Housman, is retiring. The Board interviewed Rocky Mountain Water and Waste Water services to fill this role. Discussions continue.

Gary presented the old and new (current) Catastrophic Leak Policy outlined in our organizational documents. Possible forgiveness and charitable contributions were outlined. This water system is not a charity and shall not make exceptions for any members paying their water bills. Any charitable contributions must be administered by a volunteer committee outside of TPMD. Anyone interested in volunteering to administer this should contact Chuck Davidson or Carl Walker.

A member design for meter can insulation was presented. Volunteers are needed to build these prototypes before October (or first freeze). One member has already volunteered. One member asked to post the design on the website.

Discussion from members

Timeline for Kraemer Rd repair – hole is full of water and mud. Waiting to dry out

Percolation rate for runoff into aquifer – Tritium testing by USGS may be able to quantify this

Green water capture – slowing sheet runoff to give more chance to reach fracture system

Transfers (moves), all reviewed and approved

Bruce Fetzer to Alan and Amy Graves Acct 162

John and Amber Kenjar to Ed Forster Acct 102 (Certificate needs to be redone, error on To/From)

Katharine Beebe 3 Bobolink to Katharine Beebe 5 Bobolink Acct 164 (Membership move no ownership transfer)

Bruce and Rebecca Fetzer 61 Peacock Lane to Bruce and Rebecca Fetzer 51 Bobolink Acct 106 (Membership move no ownership transfer)

Meeting adjourned approximately 8:30