

Tranquillo Pines MDWCA Board and Member Open Meeting

December 19, 2025

1

Agenda

- Review Minutes from November 20th Board & Member meeting
- Officer Reports
- Unfinished Business
- New Business
- Member discussion and questions
- Adjournment
- Membership Transfers/Recalls

2

Tranquillo Pines MDWCA President's Report

December 19, 2025

3

President's Report

- Update on water losses and leak detection
- Status of PER
- Manager in training
- Level 2 operator search
- Asset Management Plan

4

Tranquillo Pines MDWCA Vice-President's Report

December 19, 2025

5

Vice President's Report

- Over \$2M in funding asks this calendar year
 - No guarantees
- Capital Outlay - \$950k
 - April approval, September award
- Office of the State Auditor request for financial assistance
 - Tier 6 AUP anticipated \$7k-\$15k
 - Under review by OSA
- WTB application – \$1.1M
 - Readiness to Proceed Application due January 22nd

6

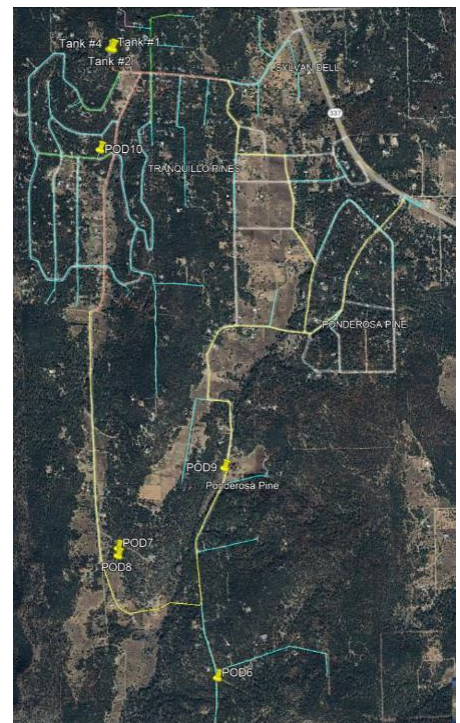
Tranquillo Pines MDWCA Secretary's Report

December 19, 2025

7

Administrative Compliance Order

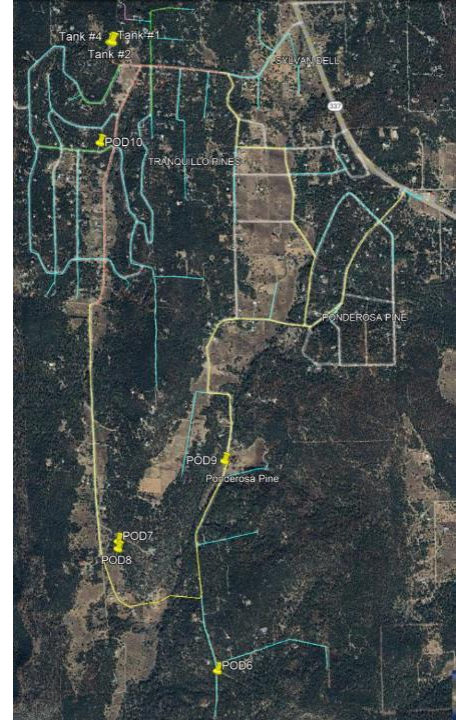
- As of 6/4/2025, Well #7 is still in violation at 4.8 mg/L
 - (4 mg/L maximum)
- **As of 8/1/2025 the TPMD is out of compliance, and we are under an Administrative Compliance Order (ACO) No. 2024-ACO-07 (See next slide.)**
- **NMED recommends drinking and cooking with bottled water, especially children**
- 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.



8

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**



9

ACO No. 2024-ACO-07

- Proposed Action Plan
- SWEFC/UNM/Horrocks



ONGOING AND PROPOSED ACTION PLAN	
Action Item	Estimated Date of Completion
1. Began 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 EFC)	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

10

- 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.

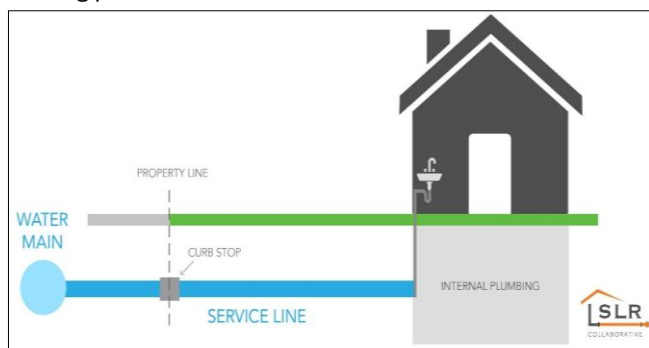
NMED has reviewed your request and agrees to extend the deadline currently found in Paragraph 11 of Administrative Compliance Order No. 2024-ACO-07 from July 31, 2025, to November 30, 2027.

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.

11

- Compliance items

- NMED Lead Service Line Inventory – due December 31st, 2025
 - Residence's that report unknown material for service lines
 - 35 follow up notices
 - RCAC rate analysis – due December 31st, 2025
 - Requested commentary on water hauling provided



12

Tranquillo Pines MDWCA Treasurer's Report

December 19, 2025

13

Financial Overview

November Financial Summary					
Total Revenue	Prior Mo Avg	Total Expense	Prior Mo Avg	October Closing Balance	November Closing Balance
\$37,600	\$47,600	\$28,600	\$43,400	\$52,100	\$61,200
Water Hauling	Prior Mo Avg	Contractor Repairs	Prior Mo Avg	Parts and Equipment	Prior Mo Avg
\$5,200	\$22,500	\$6,100	\$4,500	\$4,600	\$2,300
\$1,300	December thus far				

14

NM3561101		TPWUC		Cash Flow Worksheet											
Revenue		Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov		
Customer Payments	\$	\$ 562,087	\$ 42,045	\$ 45,070	\$ 53,440	\$ 38,731	\$ 50,831	\$ 52,901	\$ 52,102	\$ 47,168	\$ 42,165	\$ 52,431	\$ 37,603		
Bank Fees and RTN check fees	\$	-	\$ (17)	\$ (18)	\$ (18)	\$ (16)	\$ (192)	\$ (406)	\$ (574)	\$ (774)	\$ (15)	\$ (170)	\$ (14)		
Interest Income	\$	-	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1		
Investment Income	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Past Due Accounts	\$	-	\$ 20,969	\$ 17,696	\$ 15,697	\$ 14,585	\$ 17,397	\$ 8,469	\$ 10,222	\$ 11,744	\$ 13,025	\$ 13,889	\$ 10,643		
Total Revenue	\$	\$ 562,087	\$ 42,030	\$ 45,052	\$ 53,423	\$ 38,716	\$ 50,640	\$ 52,496	\$ 51,528	\$ 46,394	\$ 42,150	\$ 52,261	\$ 37,589		
Expenses															
Fixed Costs (Indirect)															
Debt Service	\$	\$ 5,108	\$ -	\$ -	\$ 1,277	\$ 1,277	\$ 1,277	\$ -	\$ 2,554	\$ -	\$ 1,277	\$ -	\$ -		
Manager Salary	\$	\$ 33,600	\$ 1,400	\$ -	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,440	\$ 2,800	\$ 2,800		
Water Rider Salary	\$	\$ 33,600	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,728	\$ 2,940	\$ 2,940		
Payroll Taxes	\$	-	\$ (523)	\$ (259)	\$ (501)	\$ (506)	-	-	-	-	-	-	-		
Billing Software/Website service	\$	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759	\$ -	\$ -	\$ -	\$ 16	\$ 11		
Postage	\$	\$ 2,000	\$ 198	\$ 112	\$ 168	\$ 768	\$ -	\$ 168	\$ 56	\$ 200	\$ 122	\$ 189	\$ 183		
Rent - Storage	\$	\$ 2,400	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200		
Rent - Office	\$	\$ 4,800	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400		
Utilities - Electric,phone,internet	\$	\$ 19,000	\$ 1,627	\$ 1,530	\$ 1,456	\$ 1,520	\$ 1,364	\$ 1,376	\$ 1,670	\$ 1,473	\$ 1,568	\$ 1,538	\$ 1,580		
Tank Maintenance	\$	\$ 15,000	\$ -	\$ 1,254	\$ 2,509	\$ -	\$ 2,859	\$ 1,605	\$ 1,254	\$ 2,509	\$ -	\$ 3,764	\$ -		
Insurance BOD Liability annual (Higginbotham Ins)	\$	\$ 1,000	\$ -	\$ -	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Insurance TPWUC Liability annual (Cincinnati Ins)	\$	-	\$ -	\$ -	\$ -	\$ 907	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Insurance - Workmans Comp monthly NM Mutual	\$	\$ 2,400	\$ -	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Insurance - Vehicle monthly Farmers Ins	\$	\$ 2,500	\$ 208	\$ 208	\$ 499	\$ -	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218	\$ 218		
Fuel Only	\$	\$ 1,200	\$ 49	\$ 109	\$ 270	\$ 125	\$ 224	\$ 249	\$ 241	\$ 119	\$ 213	\$ 328	\$ 259		
Truck Maintenance	\$	\$ 1,200	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ 295	\$ -	\$ -	\$ -	\$ -	\$ 275		
Legal/Accounting (mo fee plus filings)	\$	\$ 6,500	\$ 538	\$ 54	\$ 538	\$ 538	\$ 538	\$ 538	\$ 562	\$ 538	\$ 538	\$ 544	\$ 2,153		
Permits & other fees (SOS filings)	\$	-	\$ -	\$ 271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Financial Audit	\$	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Dues (NMRWA,WARN) annual	\$	\$ 700	\$ 321	\$ -	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16	\$ -		
Office Supplies	\$	\$ 1,200	\$ -	\$ -	\$ 130	\$ 1,442	\$ -	\$ 33	\$ 41	\$ 100	\$ 15	\$ 32	\$ 46		
Operator fee	\$	\$ 6,400	\$ 531	\$ 531	\$ 531	\$ -	\$ 1,061	\$ 531	\$ 531	\$ 531	\$ 531	\$ 531	\$ 531		
Reserve Fund-Emergency Fund	\$	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Fixed Costs	\$	\$ 166,208	\$ 7,749	\$ 7,008	\$ 13,338	\$ 13,235	\$ 13,766	\$ 11,972	\$ 13,327	\$ 11,888	\$ 12,250	\$ 13,516	\$ 11,378		
Variable Costs (Direct)															
Labor and System Testing overtime	\$	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Technical Support	\$	\$ 5,000	\$ -	\$ 38	\$ -	\$ 710	\$ -	\$ -	\$ 199	\$ -	\$ -	\$ -	\$ -		
O & M															
Parts, Supplies, Equipment	\$	\$ 10,000	\$ 1,516	\$ 1,349	\$ 1,447	\$ 174	\$ 1,083	\$ 2,420	\$ 243	\$ 5,600	\$ 3,338	\$ 5,384	\$ 4,603		
Contractor Repairs	\$	\$ 45,000	\$ 2,163	\$ 2,000	\$ 8,172	\$ 1,179	\$ 1,121	\$ 2,117	\$ 3,877	\$ 5,489	\$ 16,087	\$ 3,045	\$ 6,064		
Water Hauling	\$	\$ 200,000	\$ 27,087	\$ 35,773	\$ 30,954	\$ 21,119	\$ 24,567	\$ 18,102	\$ 25,141	\$ 21,138	\$ 14,654	\$ 6,896	\$ 5,172		
Gross Receipt Tax	\$	\$ 10,500	\$ 2,031	\$ -	\$ 933	\$ -	\$ 1,709	\$ 899	\$ 892	\$ 674	\$ 842	\$ 854	\$ 846		
NM State Tax	\$	\$ 4,500	\$ 307	\$ 141	\$ 74	\$ 117	\$ 315	\$ 217	\$ 217	\$ 501	\$ 79	\$ 217	\$ 428		
Federal Taxes	\$	\$ 10,000	\$ 778	\$ 454	\$ 694	\$ 1,449	\$ 1,033	\$ 1,033	\$ 1,033	\$ 1,249	\$ 1,249	\$ 1,587	\$ 1,070		
Conservation Tax	\$	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ -	\$ -	\$ -	\$ -		
Other	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total Variable Costs	\$	\$ 288,800	\$ 33,881	\$ 39,755	\$ 42,274	\$ 24,748	\$ 29,828	\$ 24,788	\$ 31,741	\$ 34,435	\$ 36,249	\$ 17,983	\$ 18,183		
Total Expenses	\$	\$ 455,008	\$ 41,631	\$ 46,763	\$ 55,613	\$ 37,982	\$ 43,594	\$ 36,760	\$ 45,068	\$ 46,323	\$ 48,499	\$ 31,499	\$ 29,561		
Net Revenue		\$107,079	\$399	\$1,710	\$2,190	\$734	\$7,046	\$15,736	\$6,460	\$71	\$6,349	\$20,762	\$8,028		

15

Tranquillo Pines MDWCA Manager's Report

December 19, 2025

16

Manager's Report

- Maintenance and repairs
- Tank level and Pump logs
- Accounts in arrears
 - Disconnect notices and membership recalls

17

• November Tank Level

Date	Tank Levels (ft)				Gallons Hauled	feet Levelled	Time	Notes on Leveling - Tank levels Before/After
	1	2	3	4				
11/1/25	—	32.6	12.82	13.74	—	—	8:15	Level late yesterday
11/2/25	—	32.7	12.8	13.74	—	4.3	8:35	tank 2 level adjusted
11/3/25	—	27.2	10.88	13.74	8000	3.8	8:40	2 loads to #2
11/4/25	—	29.7	12.88	13.74	4000	1.6	8:15	1 load to #2
11/5/25	—	29.6	11.88	13.74	4000	2	8:05	
11/6/25	—	30.3	10.88	13.74	4000	1.8	8:10	
11/7/25	—	30.4	10.8	13.74	4000	.7	8:15	
11/8/25	—	32.2	10.85	13.74	—	.4	8:10	lose 400-500 gallons last night in 1/2 hr.
11/9/25	—	32.9	10.8	13.74	—	1.8	8:15	
11/10/25	—	30.7	10.8	13.74	4000	2.7	8:30	
11/11/25	—	30.74	13.1	13.74	—	—	8:15	No transfer No loads
11/12/25	—	30.74	10.88	13.74	16000	2.1	8:50	Transfer water from 2-4 garden hose left on
11/13/25	—	31.6	13.1	27.4	—	—	8:15	
11/14/25	—	26	13.22	27.4	4000	—	8:15	1 load into Tank 2
11/15/25	—	29	13.42	27.4	—	—	8:15	
11/16/25	—	29	13.10	27.4	—	—	8:15	
11/17/25	—	26.4	15.8	27.4	4000	2.3	8:15	1 load to Tank 4 well 9 a.m.
11/18/25	—	24.4	15.8	27.4	9000	2.8	8:15	1 load to Tank 4 well online at 10:50
11/19/25	—	23.4	14.8	27.4	—	—	8:15	
11/20/25	—	23.4	15.25	27.4	—	—	8:15	
11/21/25	—	23.4	15.52	27.4	—	—	8:15	
11/22/25	—	23.4	14.86	27.4	—	—	8:17	
11/23/25	—	23.4	15.05	27.4	—	—	8:15	
11/24/25	—	23.4	14.41	27.4	4000	—	8:15	1 load to tank 2
11/25/25	—	26	13.53	27.4	—	—	8:15	
11/26/25	—	26	14.09	27.4	—	—	8:10	
11/27/25	—	25.4	13.77	27.4	—	1.8	8:35	Thanks Giving Day
11/28/25	—	25.4	12.28	27.4	—	2.5	8:20	
11/29/25	—	25.4	12.28	27.4	—	.9	8:15	
11/30/25	—	25.4	11.83	27.4	—	2	8:40	

18

- December 1-17 Tank Levels

Date	Tank Levels (ft)				Gallons Hauled	Feet Levelled	Time	Notes on Leveling - Tank levels Before/After
	1	2	3	4				
12/1/25	28 1/2	13.0	32.5	21 1/4	12000	3.5	8:30	
12/2/25	28 1/2	13.0	32.5	20	12000	1.4	9:00	3 loads into Tank 4
12/3/25	28 1/2	13.0	32.5	20	—	—	8:15	
12/4/25	28 1/2	13.0	32.5	20	—	—	1:47	8:25
12/5/25	28 1/2	13.0	32.5	20	8000	1.22	8:20	2 loads to tank 4
12/6/25	28	13.0	32.5	20	—	—	9:00	
12/7/25	28	13.0	32.5	20	—	—	1:5	8:45
12/8/25	28	13.0	32.5	20	8000	2	8:30	2nd picture of 3 will cargo it ten digital not working
12/9/25	28	13.0	32.5	20	—	—	1:4	8:30
12/10/25	27 3/4	13.0	32.5	20	8000	2.36	8:15	
12/11/25	27 3/4	13.0	32.5	20	—	—	8:15	
12/12/25	27 3/4	13.0	32.5	20	8000	1.4	8:15	2 loads to tank 2
12/13/25	33 1/4	13.0	32.5	20	—	—	8:15	
12/14/25	33 1/4	13.0	32.5	20	—	—	8:15	
12/15/25	33	13.0	32.5	20	4000	1.77	8:30	
12/16/25	33	13.0	32.5	20	—	—	8:15	
12/17/25	33	13.0	32.5	20	—	—	8:15	
12/18/25								
12/19/25								
12/20/25								
12/21/25								
12/22/25								
12/23/25								

19

- Pump Logs

2025 Tranquillo Pines Water Users Co-op Pump Log									
PUMP 6 Well depth 460' Pump at 445'					PUMP 7 Well depth 700' Pump at 680'				
Reading	Usage	Water Level ft	Change in water level	GPM	Reading	Usage	Water Level ft	Change in water level	GPM
90,149,800					73,487,100				
January 90,327,400	177,600	429	7.25		January 73,648,100	161,000	508	5	
February 90,498,400	171,000	429	7.25		February 73,890,800	242,700	508	5	
March 90,672,100	173,700	429	0	7	March 74,095,800	205,000	508	1	4.5
April 90,845,700	173,600	435	-6	7	April 74,288,100	192,300	527	1	4.5
May 91,014,000	168,300	432	-3	7	May 74,473,300	185,200	528	1	4.5
June 91,189,000	175,000	432	-7	7.4	June 74,646,900	173,600	528	0	4.6
July 91,371,400	182,400	431	-1	6.4	July 74,834,300	187,400	523	-3	4.3
August 91,536,900	165,500	443	-13	4	August 75,005,900	171,800	523	0	4
September 91,729,000	183,100	444	-1	4	September 75,193,800	187,900	523	0	4
October 91,895,800	175,800	445	-1	4	October 75,377,800	178,000	522	1	4
November 92,060,400	164,600	445	0	3.5	November 75,561,600	189,800	533	-11	4.25
December					December				
Totals	1,910,600				Totals	2,074,500			

PUMP 10 Well depth 560' Pump at 535'					PUMP 9 Well depth 748' Pump at 715'				
Reading	Usage	Water Level ft	Change in water level	GPM	Reading	Usage	Water Level ft	Change in water level	GPM
2,077,480					1,736,380				
January 2,321,340	243,860	490	5	5.75	January 1,917,840	181,460	618	4	
February 2,551,390	230,050	499	-9	5.5	February 2,071,330	153,490	710	-92	3.5
March 2,808,760	257,370	499	0	5.75	March 2,234,890	163,560	710	0	3.63
April 3,054,290	245,530	499	0	5.75	April 2,388,680	153,790	710	0	3.5
May 3,298,720	244,430	498	-1	5.75	May 2,535,790	147,110	710	0	3.7
June 3,551,600	252,880	498	-1	5.75	June 2,684,840	148,050	710	0	3.7
July 3,804,440	252,840	499	-1	5.75	July 2,834,930	150,090	696	14	3.4
August 4,038,050	233,610	500	-1	5.75	August 2,977,080	142,150	689	7	3.38
September 4,297,340	259,290	500	0	5.75	September 3,134,070	154,990	673	16	3.36
October 4,546,010	248,670	500	0	5.75	October 3,284,200	150,130	646	27	3.13
November 4,793,190	247,180	500	0	5.5	November 3,414,490	130,290	691	-45	3.25
December					December				
Totals	2,715,710				Totals	1,678,110			

TOTAL GALLONS PUMPED			YTD	Acres/Ft
January	763,920		763,920	2.34
February	797,240		1,561,160	4.78
March	799,630		2,360,790	7.25
April	765,220		3,126,010	9.59
May	745,040		3,871,050	11.88
June	795,530		4,621,580	14.18
July	772,730		5,394,310	16.55
August	712,860		6,107,170	18.74
September	787,280		6,894,450	21.16
October	753,600		7,647,050	23.47
November	731,870		8,378,920	25.71
December	-		8,378,920	25.71
Totals	8,378,920		-	-

August Well 6 new pump and motor installed now running 24 hours
7 days a week

20

Accounts in arrears

- Memberships recalled from 3 accounts with 2 being abandoned houses #057, #125. One acct 197 recalled membership owing
- Account #125 property sold with the transfer of water membership, lien or small claims court to recover cost \$2005. For discussion next month
- Account 057 no ownership found recommend lien \$3,405. For discussion next month
- Acct 197 owing \$6445 recommend placing lien. For discussion next meeting
- Account 257, 258 has the same owner on both accounts entered into repayment contract 12/15/2025
- Account 216 sent recall of membership notice 12/16/2025
- A/R list at 17 accounts total cost \$7,179
- I now have a “Past Due” stamp for all bills going out at 60 days past due

21

Tranquillo Pines MDWCA Unfinished Business

November 20, 2025

22

Unfinished Business

- No unfinished business

23

Tranquillo Pines MDWCA New Business

November 20, 2025

24

New Business

- Member Liaison Roles and Responsibilities
 - Discussion
- Special Payment Contract
 - Discussion

25



Tranquillo Pines MDWCA Discussion from membership

November 20, 2025

26

Tranquillo Pines MDWCA Meeting Adjourned

November 20, 2025

27

Tranquillo Pines MDWCA Membership Transfers/Recalls

November 20, 2025

28