

BOARD AND MEMBER MEETING AGENDA – February 19, 2026  
TRANQUILLO PINES MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION  
**6:00PM, Vista Grande Church, Tijeras**  
TELEPHONE: 281-3668, <https://tpwuc.net/>

**1. Call the meeting to order and proof of quorum.**

- Board meeting quorum = majority of board members present
- Member meeting quorum = 10% or 26 members in good standing

**2. Introduction of Horrocks engineers and other dignitaries**

**3. Preliminary Engineering Report presentation by Karen Perez, P.E., Horrocks (~1-hour)**

**4. Read and act on all unapproved minutes of January 15th, Board & Member Meeting**

**5. Reports of officers and committees.**

**• President's Report**

- Water Trust Board (WTB) readiness review application complete...next steps
- Asset Management Plan (AMP) and Preliminary Engineering Report (PER) Complete
- Need to update easement at POD7 to add/expand building or get a new location
- Update on water losses and leak detection
- Manager in training search and Level 2 operator search

**• Vice President's Report**

- Status Capital Outlay Legislature Application \$950k
- Status Senator Ant Thornton and Representative Stephanie Lord help with improvements and water hauling

**• Secretary's Report**

- Compliance items –RCAC rate analysis status, ACO No. 2024-ACO-07

**• Treasurer's Report**

- Monthly revenue/expenses
- Bank reconciliation

**• Manager's Report**

- Maintenance and repairs, and pump logs
- Accounts in arrears, number of disconnect notices, and physical disconnects/recalls

**6. Unfinished business**

- Committee update on permitted septic field at 19 Big Dipper near well #10 at 23 Big Dipper
- Report/ recommendations from accounting firm committee
- Report/ recommendations from committee to change language in Rules and Regulations, similar to Section 2025.9.K. Death of a Member, which would allow a transfer of a membership to a family member at no cost.

**7. New Business**

- Reduce assessment(s)?
- Combine assessments line items on monthly bill to a single line “delivery, maintenance, and improvements fund”
- Tranquillo Pines MDWCA is officially registered with the NM Taxation and Revenue Dept. Need to close out the old Taxpayer Access Point account of the Cooperative's.
- Add online payment to section paragraph 2025.5.C of Rules and Regulations
- Combine Resolution 2025-3 with Bylaws as a single version 2 document, sign, and publish.
- Appetite for drilling test wells at \$50k each?

**8. Discussion from membership.** At the President's discretion, the comments and discussion of a topic may be limited to 5 minutes and taken under advisement by the Board of Directors.

**9. Membership Transfers/Recalls**

**10. Adjournment**