

TRANQUILLO PINES MUTUAL DOMESTIC WATER CONSUMER ASSOCIATION  
10 BOBOLINK LANE  
TIJERAS, NM 87059  
(505) 281-3668

**Minutes of the Board of Directors meeting held February 19, 2026, at 6 pm located at the First Baptist Church in Tijeras, NM**

**Meeting called to order at 6:05 pm** by Board President Gary Ashcraft

Board members present: President Gary Ashcraft, Vice President Richard Rondeau, Treasurer Rob Salazar, Board member Harvey Peel Board member Chuck Davidson, Manager Carl Walker

Board members absent: None

19 members present including Board members – No quorum

Guests: Karen Perez and Ian Horrocks (Horrocks Engineering), Hayley Hajic (SWEFC)

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

Horrocks Engineering/SWEFC/UNM presented an overview and recommendations from the Preliminary Engineering Report and Asset Management Plan for the Association

**Reports from Officers**

**Presidents Report**

WTB application is in compliance review through Feb 26<sup>th</sup>.

PER recommended alternative will require expansion of POD7 easement or another location.

Water losses are at a 2 year low

Following up on two leads for new system operator.

**Vice President's/Secretary's Report**

Karen Perez indicated Senator Thornton allocated \$250k to our project and the Governor's office MAY make up the \$650k shortfall for our \$950k ask.

RCAC presented their rate analysis to board President and Vice President. It's clear they are still getting a handle on our system needs and available resources. We anticipate another review end of February.

Updates on NMED roadmap to ACO – 2024-ACO-7

**Treasurer's Report**

Revenue of \$46.1k was on par compared to pma (prior months average) of \$46.0k. Expenses were \$37.0k compared to pma \$40k. December closing balance \$91.5k and January closing balance was \$102.1k. Water hauling was \$7.6k compared to pma of \$19.5 and contractor repairs were \$10.4k compared to pma of \$4.3k. Parts and equipment was \$0.5k compared to pma of \$2.4k.

**Manager's Report**

Guy constructed prototype lockout device for meter cans.

BACT and NMED scheduled compliance testing completed for quarter

Trouble shooting some online payment issue with new bank account

**Tank Maintenance and Levels**

General operation of the system has been to let tanks and wells recover on a daily basis.

**Pump Log**

Pump 7 rate dialed up to 5+ gpm

See website for current data on all wells

## **Accounts in Arrears**

5 members in arrears totaling \$2435.98

## **Unfinished Business**

Committee (Harvey Peel, Chuck Davidson, Pablo H. Padilla) update on septic system encroachment on POD10. Reviewed timeline of events including permitting of POD10. Committee instructed counsel to contact NMED and OSE for further instructions. Account will not receive water service until this is resolved.

Committee (Rob Salazar, Richard Rondeau) update on CPA selection. Waiting on number 2 to submit bid. Expect recommendation/decision at March meeting.

Committee (Harvey Peel, Chuck Davidson) update on language change in Rules and Regulations similar to section 2025.9.K. No report.

## **New Business**

Gary Ashcraft motion to reduce assessment by \$10 AND re-label postcard to read "Delivery, Maintenance and Improvement Fund"

Argument for: The Board reviews assessments and rates on an as needed basis. Recent downward trends (since December 2025) in water hauling along with successful leak detection and repair warrants an adjustment at this time. Reducing the assessment by the amount indicated would impact revenue by approximately negative \$2600/mo. Re-labeling will simplify the assessment to one line item on billing postcard.

Argument against: Although the Association is on solid financial footing there is no specific expense coverage metric to compare against. Without this we can't make an informed decision whether to lower (or raise) current assessments. Re-labeling to simplify the assessment line item reduces transparency of assessment charges.

Motion was passed with four in favor and one opposed. (Gary Ashcraft, Richard Rondeau, Harvey Peel, Chuck Davidson in favor, Rob Salazar opposed).

Rules and Regulations 2025.5.C requires modification to account for online bill pay. Gary will draft the change for review at the March meeting.

Combine Resolution 2025-3 with Bylaws. Gary will create a new draft of Bylaws incorporating the change for review and signature at the March meeting.

Member input solicited on drilling some number of \$50k test wells to find another well to add to the system. The test wells would be sampled for Fluoride at each water-bearing interval. High Fluoride wouldn't rule out the location since a treatment facility will be in place. An untapped source of data exists in private wells. Explore a State or Association initiative to test private wells.

Discussion outcome: Focus financial resources on PER recommendations.

## **Discussion from Membership**

See above.

## **Meeting adjourned at 8:40pm**

Transfers:

From Jan Cantu to John Lyall account 185

From Michael Mincez to Michael Cluth account 260

Recalls: Account 216

Disconnect Notices: Account 216 and Account 078

Abusive Language: Account 079