

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR January MEETING OF THE
PUEBLO CONSERVANCY DISTRICT ON JANUARY 3, 2001

DIRECTORS PRESENT: Sandstrom, Farley and Kelly.

ALSO PRESENT : Banner and Koester; also Peace Garden reps, Dr. Mary Ann Roldan, Doris Kester and Michael Wenzl, and Judith Kochevar.

The meeting was called to order at 7:30 a.m. on the above date with Gus Sandstrom chairing. The minutes of the December meeting were approved as prepared, except the words "with the Power Company" in the third paragraph are stricken.

Chairman Sandstrom with the Boards permission went to New Business on the agenda to hear the report by the Peace Garden representatives present who had been asked to return to present their Plan and Organizational Data for the Mahatma Gandhi Peace Garden proposed at the northeast corner of Runyan Lake. (copy attached) After the brief oral presentation the Directors asked that the Insurance now carried for this area by the Department of Wildlife, be amended in the lease with the PCD so that the Peace Garden can carry adequate insurance for their area of operation while Wildlife continues with balance of their area. Engineer Koester will prepare a Metes and Bounds description to augment the functional description offered in the Proposal so that both Wildlife and the PCD will have the specific area of the Garden described. The Directors voted unanimously to allow the Garden to continue planning and will ask Wildlife to release the M & B area for the Garden from their plan. Next step after assurances are in place for risks, will be to make a lease agreement for the Garden for approval by the PCD, and discovery of any Lease Fees other than the customary One Dollar per year.

The Directors then visited with Judith Kochevar and accepted unanimous vote her proposal to do an accurate historical time-line of the origin and formation of the Historical Arkansas River Project. The basic fee for this document was proposed at \$1225, with extras if additional interviews are needed. Engineer Koester and Attorney Banner will supply information and data as requested by Judith during the process. First review and comment on the backgrounder will take place on February 7.

Treasurers report for December and the year end were not ready but the following bills for January were approved for payment:

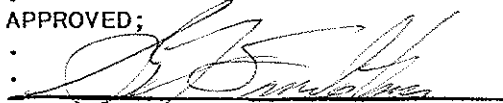
1911	G. Sandstrom	Directors Fee	55.41
1912	K. Farley	Directors Fee	55.41
1913	P. Kelly	Directors Fee	55.41
1914	Banner	Legal Fee	310.00
1915	Engineer Koester	Eng/Admin Fee	480.00
		Rental Fees	100.00
1916	MBDG, pc	Bookkeeping Service	175.00
1917	Westplains Energy	Power at Runyon	90.00

It was reported that yesterday the Federal Bond with First Union that was to mature on October 8, 2004, was purchased out, so the Directors instructed Administrator Koester to "roll over" the \$100,000 + of the old bond, into a new one that matures in either 2004, 2005, 2007 or 2008.

Chairman Sandstrom then indicated that it is customary to have an election of Directors that will Chair and act as Treasurer for the District at the first meeting of the year. The normal rotation of directors in the positions was asked to be revised, and a motion was made for each Director to hold their present position for one year. It was unanimously agreed, and Sandstrom will continue to Chair, and Farley will continue as Treasurer and Kelly continue as Director.

There being no further business, the meeting was adjourned at 8:40 a.m. The regular February meeting is scheduled for Wednesday February 7, 2001 at 11:30 a.m. at the Pueblo Country Club, followed by lunch and a discussion of the "time-line backgrounder" with guests.

APPROVED;





THE PUEBLO CONSERVANCY DISTRICT

BOARD OF DIRECTORS
P. KELLY
K. FARLEY
G. SANDSTROM

111 EAST FIFTH STREET
544-6923
PUEBLO, COLORADO

MAILING ADDRESS:
P. O. BOX 234
PUEBLO, COLO. 81002

NOTICE OF FEBRUARY MEETING

DATE : FEBRUARY 7, 2001 (Wednesday)
TIME : 11:30 a.m. meeting---Lunch at 12:00 with guests
PLACE : At Pioneer Room of Pueblo Country Club

- A G E N D A -

1. Roll Call
2. Approval of Minutes of January meeting.
3. Treasurers Report for December and January 2001
 - a. Approve bills for February
 - b. Confirm purchase of replacement Bond at First Union
 - c. Consider placement of \$100,000 CD that matured at 1st Nat. Bank 02-05-01
4. Old Business -
 - a. Review Insurance Plan of Peace Garden/Wildlife
5. New Business -
 - a. Prepare for session with PR committee following this executive session.
6. Set date for March meeting.
7. Adjourn.

Guest List: Bill Zwick
Ken Grobe

Judith Kochevar
Pat O'Callaghan



McPherson,
Breyfogle,
Daveline &
Goodrich, PC
Certified Public Accountants

740 Thatcher Building
P.O. BOX 918
Pueblo, CO 81002-0918
Phone (719) 543-0516
Fax (719) 544-2849

MIN *BK*

ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheet -general fund only of The Pueblo Conservancy District as of January 31, 2001 and December 31, 2000, and the related comparative statement of revenue and expenditures – actual and budget – general fund for the one month and one month ended January 31, 2001, and the twelve months ended December 31, 2000, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

McPherson, Breyfogle, Daveline & Goodrich, PC

January 30, 2001

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
JANUARY 31, 2001 AND DECEMBER 31, 2000

	<u>1/31/01</u>	<u>12/31/00</u>
ASSETS		
MINNEQUA CHECKING	\$ 4,750	\$ (3,067)
MINNEQUA MONEY MARKET	290	3,290
BROKERAGE MONEY MARKET ACCOUNTS	66,921	168,364
MINNEQUA CERTIFICATE OF DEPOSITS	341,662	341,662
FNB COLORADO CERTIFICATE OF DEPOSIT	106,130	106,130
COLOTRUST INVESTMENT	101,000	101,000
DAIN RAUCHER INVESTMENT	201,407	201,407
FIRST UNION INVESTMENT	202,453	102,844
PIPER JAFFRAY INVESTMENT	69,633	69,633
ACCRUED INTEREST	<u>22,361</u>	<u>20,527</u>
 TOTAL ASSETS	 <u>\$ 1,116,607</u>	 <u>\$ 1,111,790</u>
 LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 265
PAYROLL TAXES PAYABLE	<u>96</u>	<u>82</u>
 TOTAL LIABILITIES	 <u>96</u>	 <u>347</u>
 RESERVE FOR EMERGENCIES	 6,000	 6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	96,840	113,840
UNDESIGNATED	<u>1,013,671</u>	<u>991,603</u>
 TOTAL FUND EQUITY	 <u>1,116,511</u>	 <u>1,111,443</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,116,607</u>	 <u>\$ 1,111,790</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURE
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND ONE MONTH ENDED JANUARY 31, 2001
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2000

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2001 BUDGET	UNUSED BUDGET	2000 ACTUAL
REVENUES					
INTEREST INCOME					
CERTIFICATES OF DEPOSIT	\$ 1,701	\$ 1,701	\$ -	\$ -	\$ 20,941
COLOTRUST	-	-	-	-	7,921
MONEY MARKET ACCOUNTS	-	-	-	-	3,692
DAIN RAUCHER	3,062	3,062	-	-	12,375
FIRST UNION	826	826	-	-	12,320
PIPER JAFFRAY	459	459	-	-	5,988
UNREALIZED GAINS (LOSSES)	-	-	-	-	6,509
TOTAL INTEREST INCOME	6,048	6,048	70,000	63,952	69,746
LEASE PAYMENTS	-	-	250	250	-
OTHER INCOME	-	-	-	-	28,087
TOTAL REVENUES	\$ 6,048	\$ 6,048	\$ 70,250	\$ 64,202	\$ 97,833
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 300	\$ 3,600	\$ 3,300	\$ 3,600
81 DIRECTORS FEES	180	180	3,000	2,820	2,160
82 FICA TAXES	-	-	240	240	83
83 ENGINEER/ADMINISTRATIVE	400	400	4,800	4,400	4,800
90 AUDIT & BOOKKEEPING	-	-	2,100	2,100	2,100
92 INSURANCE/BONDS	-	-	500	500	3,256
96 OFFICE EXPENSE	-	-	650	650	251
97 OFFICE RENT	100	100	1,200	1,100	1,200
100 PROFESSIONAL FEES	-	-	5,000	5,000	1,960
103 TRAVEL	-	-	500	500	170
105 REPAIRS & MAINTENANCE	-	-	25,000	25,000	18,032
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	20,000
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	104,621
111 PLANNING & DEVELOPMENT	-	-	25,000	25,000	-
112 HARP - O & M	-	-	50,000	50,000	48,800
TOTAL EXPENDITURES	980	980	167,090	166,110	211,033
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 5,068	\$ 5,068	\$ (96,840)	\$ (101,908)	\$ (113,200)

SEE ACCOUNTANTS' COMPILATION REPORT



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ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

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McPherson, Breyfogle, Daveline & Goodrich, PC

January 30, 2001

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
DECEMBER 31, 2000 AND DECEMBER 31, 1999

	<u>12/31/00</u>	<u>12/31/99</u>
ASSETS		
MINNEQUA CHECKING	\$ (3,067)	\$ 42,835
MINNEQUA MONEY MARKET	3,290	3,225
BROKERAGE MONEY MARKET ACCOUNTS	168,364	54,129
MINNEQUA CERTIFICATE OF DEPOSITS	341,662	333,805
FNB COLORADO CERTIFICATE OF DEPOSIT	106,130	106,130
COLOTRUST INVESTMENT	101,000	187,000
DAIN RAUCHER INVESTMENT	201,407	199,781
FIRST UNION INVESTMENT	102,844	198,562
PIPER JAFFRAY INVESTMENT	69,633	82,266
ACCRUED INTEREST	<u>20,527</u>	<u>18,068</u>
 TOTAL ASSETS	 <u>\$ 1,111,790</u>	 <u>\$ 1,225,801</u>
 LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ 265	\$ 1,075
PAYROLL TAXES PAYABLE	<u>82</u>	<u>83</u>
 TOTAL LIABILITIES	 <u>347</u>	 <u>1,158</u>
 RESERVE FOR EMERGENCIES	 6,000	 6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	113,840	93,540
UNDESIGNATED	<u>991,603</u>	<u>1,125,103</u>
 TOTAL FUND EQUITY	 <u>1,111,443</u>	 <u>1,224,643</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,111,790</u>	 <u>\$ 1,225,801</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURE
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND TWELVE MONTHS ENDED DECEMBER 31, 2000
AND THE TWELVE MONTHS ENDED DECEMBER 31, 1999

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2000 BUDGET	UNUSED BUDGET	1999 ACTUAL
REVENUES					
INTEREST INCOME					
CERTIFICATES OF DEPOSIT	\$ 4,050	\$ 20,941	\$ -	\$ -	\$ 23,311
COLOTRUST	378	7,921	-	-	9,137
MONEY MARKET ACCOUNTS	736	3,692	-	-	3,709
DAIN RAUCHER	3,062	12,375	-	-	12,375
FIRST UNION	(2,403)	12,320	-	-	15,311
PIPER JAFFRAY	416	5,988	-	-	7,897
UNREALIZED GAINS (LOSSES)	5,248	6,509	-	-	(19,592)
TOTAL INTEREST INCOME	11,487	69,746	73,000	3,254	52,148
LEASE PAYMENTS	-	-	250	250	-
OTHER INCOME	-	28,087	-	(28,087)	3,600
TOTAL REVENUES	\$ 11,487	\$ 97,833	\$ 73,250	\$ (24,583)	\$ 55,748
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 3,600	\$ 3,600	\$ -	\$ 3,600
81 DIRECTORS FEES	180	2,160	3,000	840	2,160
82 FICA TAXES	-	83	240	157	165
83 ENGINEER/ADMINISTRATIVE	400	4,800	4,800	-	4,800
90 AUDIT & BOOKKEEPING	350	2,100	2,100	-	2,100
92 INSURANCE/BONDS	-	3,256	500	(2,756)	500
96 OFFICE EXPENSE	20	251	650	399	604
97 OFFICE RENT	100	1,200	1,200	-	1,200
100 PROFESSIONAL FEES	-	1,960	5,000	3,040	4,619
103 TRAVEL	-	170	500	330	83
105 REPAIRS & MAINTENANCE	90	18,032	45,000	26,968	17,177
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	20,000	20,000	-	-
110 CAPITAL IMPROVEMENTS	-	104,621	25,000	(79,621)	20,468
111 PLANNING & DEVELOPMENT	-	-	25,000	25,000	63
112 HARP - O & M	48,800	48,800	50,000	1,200	36,800
TOTAL EXPENDITURES	50,240	211,033	187,090	(23,943)	94,339
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (38,753)	\$ (113,200)	\$ (113,840)	\$ (640)	\$ (38,591)

SEE ACCOUNTANTS' COMPILATION REPORT

01-26-01

I N V O I C E

To: City of Pueblo
c/o Bob Gilliland

Re: Contract or Grant Number 1014-05 FIF - Runyon Lake
Access/Pueblo Phase X

For advance of funds by The Pueblo Conservancy District for
the Division of Wildlife portion of the Cross Over Road and
Trails construction at Runyon Lake in 2000.

Total this Invoice: \$77,436.00

February 7, 2001<

INVESTMENT PLAN---

\$100,000 Certificate of Deposit after 35 months matured on February 5 at First National Bank (Fowler).

To invest \$100,000, First National proposes 6.00% interest for 36 months CD

Minnequa Bank proposes 5.88% interest for 36 months CD

and 5.30% for 12 months CD

ColoTrust Average over last 6 months was 5.80% interest on Prime Account

There is about \$19,000 of interest at First National that has accumulated on the 35 month certificate that will be coming in February 8, and the \$70,000 + coming from City of Pueblo for advance made last year for the CrossOver Road project (due any day now) can be put back into ColoTrust Prime Account that during January 2001 paid 5.91% interest (changes daily). This is \$89,000 of cash not needed till the end of 2001, and the balance in the Prime Account at ColoTrust is \$1005+- and \$100,000 in the Plus Account at ColoTrust now.

THE PUEBLO CONSERVANCY DISTRICT:

ACCOUNTS PAYABLE - - - -

February Accounts Payable to Approve 02-07-01

1918	First Union	Balance of Bond Cost	\$1,270.38
1919	Pueblo Country Club	Lunch for Progress Rail (103)	67.14
1920	United States Treasury-4th Qtr FICA- WH	(82)(81)	82.62
1921	G. Sandstrom	Directors Fee (Feb) (81)	\$55.41
1922	K. Farley	Directors Fee (Feb) (81)	55.41
1923	P. Kelly	Directors Fee (Feb) (81)	55.41
1924	Banner	Legal Fee (Feb) (80)	300.00
1925	Engineer Koester	Eng/Admin (Feb) (83)	400.00
		Rental of Stor and Mtg (97)	100.00
1926	MBDG, PC	Bookeepg Serv (Jan) (90)	175.00
1927	Westplains Energy	Power ar Runyon (105)	90.00
1928	SCA Insurance	Public Offic./Bond (92)	346.00

TOTAL \$ 2,997.37

Judith M. Kochevar

Marketing Consultant

1221 Berwind Avenue
Pueblo, Colorado 81006
(719) 546-8142
e-mail: jkochevar@juno.com

December 4, 2000

The Board of Directors
Pueblo Conservancy District
111 E. 5th
Pueblo, Colorado 81003

Dear Members of the Board,

Per Pat Kelly's request, following is a proposal for writing an accurate history (from 1991 to present) of the Historic Arkansas Riverwalk of Pueblo. Having developed the business plan for the HARP Authority, I have a working knowledge of the history of the Riverwalk and believe that that experience could help expedite the writing of this history/backgrounder for the Pueblo Water Conservancy District. From my conversations with Pat Kelly and Gus Sandstrom, I propose the following tactics necessary to obtain the information to compose such a history:

- 1) An in-depth informational meeting attended by six to ten people invited by the Conservancy District
- 2) A review of any pertinent documents that would provide accurate information regarding the background of HARP
- 3) Any other appropriate research that is suggested by the meeting attendees
- 4) A meeting with Pat Kelly, Gus Sandstrom, and Kathy Farley to answer any questions that I may have after compiling all of the available information
- 5) The writing an outline for approval of the Board of Directors
- 6) The completion of a draft
- 7) Review of the draft by the Board of Directors with questions, concerns, or suggestions related to me

- 8) Re-write of the history for final approval
- 9) Editing the document
- 10) Review of backgrounder by Board of Directors
- 11) Final document presentation

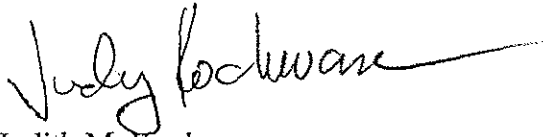
It is anticipated that when this project is completed, it would become the definitive historical guide for all those who seek information regarding the history of the Riverwalk. It is referred to as a backgrounder in this proposal because it can also be distributed to the media for their knowledge.

The cost to the Conservancy District for completing the tasks mentioned above would be \$1,225. Any additional interviews (other than those mentioned above) would incur an extra charge.

Please contact me at 546-8142 if you have any questions or comments. I look forward to hearing from you.

Thank you for your consideration.

Best Regards,

A handwritten signature in black ink, appearing to read "Judith Kochevar", with a long horizontal flourish extending to the right.

Judith M. Kochevar