

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MARCH MEETING OF THE
PUEBLO CONSERVANCY DISTRICT ON MARCH 6, 2003

DIRECTORS PRESENT: Farley and Sandstrom, with Kelly excused

ALSO PRESENT : Ray Koester and Don Banner

The meeting was called to order at 7:30 a.m. on the above date with a quorum, Gus Sandstrom Chairing.

The minutes for February were reviewed and approved by a unanimous vote, and the Treasurers report for February was reviewed and approved to file. The following March bills were approved for payment along with the 2003 Weed Control Program on the River as proposed by Chem Way:

2263	G. Sandstrom	Directors Fees	\$ 55.41
2264	K. Farley	Directors Fee	55.41
2265	P. Kelly	Directors Fee	55.41
2266	Banner	Legal Fees	300.00
2267	Engineer Koester	Eng/Admin Fee	400.00
		Rental Fees	100.00
2268	MBDG, pc	Bookkeeping Service	200.00
2269	Aquila	Power at Runyon	90.00
2270	Chem Way	2003 Weed Program	6078.50

No report on sales and progress with distribution of HARP books was made, but sales are very slow at this time of year.

After some discussion on transfer of title to City on triangle on Elizabeth Street, it was decided we need a change to the original Agreement on HARP to be able to sell the triangle area for \$10 per square foot, and that it be used exclusively for parking by HARP Authority. The Quit Claim deed would carry requirements of sale and become part of HARP Authority Plan. Attorney Banner indicated that a draft of the Wildlife Agreement has not been received since revision.

The PCD Board unanimously passed a resolution that Phase III of the DSW drawing is approved by by this Board.

There being no further business at this time, the meeting was adjourned at 8:15 a.m. with the next regular meeting to be Tuesday April 15, 2002 at 7:30 a.m. at this Districts Office at NorthStar Engineering.

APPROVED:

James M. Farley

Patricia Kelly

X

THE PUEBLO CONSERVANCY DISTRICT

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

111 EAST FIFTH STREET
544-6823
PUEBLO, COLORADO

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

NOTICE OF APRIL MEETING

DATE : APRIL 15, 2003 (TUESDAY) at 7:30 a.m.

PLACE : At NorthStar Engineering Conference Room
(PCD Office)
111 East 5th Street

- A G E N D A -

1. Roll Call
2. Approval of Minutes of March meeting
3. Treasurers Report for March 2003
 - a. Accept reports
 - b. Approve bills for April
4. Old Business-
 - a. Update on HARP History, marketing etc.
 - b. Update on land transfer to HARP at Lake Elizabeth
 - c. Sign New lease with Dept. of Wildlife
 - d. Agree on procedure for possible HARP re-subdivision.
5. New Business -
7. Set date for May meeting.
8. Adjourn.

pcd00.bud



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

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 March 31, 2003 and December 31, 2002, and the related comparative statement of revenue and expenditures – actual and budget – general fund for the one month and three month ended March 31, 2003, and the twelve months ended December 31, 2002, 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

April 7, 2003

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
MARCH 31, 2003 AND DECEMBER 31, 2002

	<u>3/31/03</u>	<u>12/31/02</u>
ASSETS		
VECTRA BANK CHECKING	\$ 114	\$ 6,407
VECTRA BANK MONEY MARKET	31,282	2,057
BROKERAGE MONEY MARKET ACCOUNTS	102,556	23,546
VECTRA BANK CERTIFICATE OF DEPOSITS	358,554	358,553
FNB COLORADO CERTIFICATE OF DEPOSIT	112,360	106,000
COLOTRUST INVESTMENT	145,000	145,000
WACHOVIA SECURITIES INVESTMENT	206,292	208,744
PIPER JAFFRAY INVESTMENT	168,279	270,135
ACCRUED INTEREST	15,293	15,293
BOOK INVENTORY	<u>6,429</u>	<u>7,229</u>
 TOTAL ASSETS	 <u>\$ 1,146,159</u>	 <u>\$ 1,142,964</u>
 LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 286
PAYROLL TAXES PAYABLE	<u>41</u>	<u>110</u>
 TOTAL LIABILITIES	 <u>41</u>	 <u>396</u>
 RESERVE FOR EMERGENCIES	 6,000	 6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	74,090	96,840
UNDESIGNATED	<u>1,066,028</u>	<u>1,039,728</u>
 TOTAL FUND EQUITY	 <u>1,146,118</u>	 <u>1,142,568</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,146,159</u>	 <u>\$ 1,142,964</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENSES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND THREE MONTHS ENDED MARCH 31, 2003
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2002

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2003 BUDGET	UNUSED BUDGET	2002 ACTUAL
REVENUES					
INTEREST INCOME					
CERTIFICATES OF DEPOSIT	\$ -	\$ 8,061	\$ 30,000	\$ 21,939	\$ 24,600
COLOTRUST	-	594	8,000	7,406	3,218
MONEY MARKET ACCOUNTS	-	16	4,000	3,984	490
DAIN RAUCHER	-	-	-	-	521
WACHOVIA SECURITIES	-	2,414	12,000	9,586	11,667
PIPER JAFFRAY	-	3,727	6,000	2,273	13,232
UNREALIZED GAINS (LOSSES)	(94)	(1,688)	-	1,688	2,645
TOTAL INTEREST INCOME	(94)	13,124	60,000	46,876	56,373
LEASE PAYMENTS	-	-	500	500	-
OTHER INCOME	-	1,040	8,000	6,960	600
COST OF SALES	-	(800)	(4,000)	(3,200)	(461)
TOTAL REVENUES	\$ (94)	\$ 13,364	\$ 64,500	\$ 51,136	\$ 56,512
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 900	\$ 3,600	\$ 2,700	\$ 3,600
81 DIRECTORS FEES	180	540	3,000	2,460	2,340
82 FICA TAXES	-	-	240	240	179
83 ENGINEER/ADMINISTRATIVE	400	1,200	4,800	3,600	4,800
90 AUDIT & BOOKKEEPING	200	400	2,100	1,700	2,400
92 INSURANCE/BONDS	-	-	2,000	2,000	1,878
96 OFFICE EXPENSE	-	22	650	628	381
97 OFFICE RENT	100	300	1,200	900	1,200
100 PROFESSIONAL FEES	-	50	5,000	4,950	4,740
103 TRAVEL	-	-	500	500	-
105 REPAIRS & MAINTENANCE	6,169	6,402	45,000	38,598	10,040
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	25,000	25,000	-
112 HARP - O & M	-	-	-	-	55,000
113 SALES TAX	-	-	-	-	21
TOTAL EXPENDITURES	7,349	9,814	138,590	128,776	86,579
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (7,443)	\$ 3,550	\$ (74,090)	\$ (77,640)	\$ (30,067)

SEE ACCOUNTANTS' COMPILATION REPORT

138,590
93,927
44,663

DELUXE DOUBLE VOUCHER

THE PUEBLO CONSERVANCY DISTRICT
PUEBLO, COLORADO



42-4/1070

2048

DATE March 5, 2002

TO
THE
ORDER
OF

U S Bancorp

PAY ONE HUNDRED THIRTY THOUSAND AND FIVE -- DOLLARS \$139,005.00

⑈002048⑈ ⑆107000042⑆ 6000 078 3⑈

William J. Bailey MR

Security Features included.

Details on back.

LAW OFFICES OF
BANNER, BUXMAN, KWITEK & OHLSEN
PROFESSIONAL CORPORATION

601 N. MAIN STREET, SUITE 200
P. O. BOX 1423
PUEBLO, COLORADO 81002-1423
(719) 544-5081
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WWW.PUEBLOLAWYERS.COM

February 20, 2003

DONALD J. BANNER
DARRIN L. BUXMAN
DOUGLAS J. KWITEK
MARK A. OHLSEN
JOSEPH D. BOWER
J. E. CHOSTNER
KATHY D. SHAPIRO

VIA FACSIMILE

Robert A. McCarty
Colorado Division of Wildlife
6060 Broadway
Denver, CO 80216

Re: Pueblo Conservancy District Lease

Dear Bob:

I have tried to reach you by telephone, but get nothing but a busy signal. Either your phones are not working or you are one heck of a busy guy.

Concerning your draft of January 31st, please make the following additional amendments:

1. Amend Paragraph 2 to show that the rent can increase on notice to the Division of Wildlife in an amount equal to the cost of increased electrical service charges at the premises.
2. In Paragraph 3, insert the word "leases" before the word "easements" and put a comma after the word "leases".
3. In Paragraph 14, change the word "effecting" to "affecting".
4. In Paragraph 19, the second paragraph should have the third line amended to read in part: "Benefits or protection provided to the Lessor or Lessee. . ."
5. The last paragraph of Paragraph 19 should be deleted. Alternatively, we would accept indemnification from the Division of Wildlife, but I do not think that is something you want to add.
6. Paragraph 23 has a reference to Paragraph 14, which should be a reference to Paragraph 24.

February 20, 2003

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7. Paragraph 24 should show that a copy of all notices to the Pueblo Conservancy District should be sent to Donald J. Banner at P.O. Box 1423, Pueblo, Colorado 81002-1423.

Our next meeting is March 6th at 7:30 a.m. and if we could get the final draft before that time, we will have it approved. I'll look forward to hearing from you.

Very truly yours,



Donald J. Banner

DJB/tr

cc: Raymond F. Koester ✓