

MINUTES OF THE REGULAR DECEMBER MEETING OF THE PUEBLO CONSERVANCY DISTRICT ON DECEMBER 23, 2003

DIRECTORS PRESENT: Sandstrom and Farley (Kelly excused)

ALSO PRESENT : Banner and Koester

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

The minutes for the Regular meeting of November 19 were reviewed and approved. The Treasurers report for November was presented and approved to file. The following December bills were approved for payment:

3038	G. Sandstrom	Directors Fee	\$ 55.41
3039	K. Farley	Directors Fee	55.41
3040	P. Kelly	Directors Fee	55.41
3041	BBK&O	Banner Legal Fee	300.00
3042	Engineer Koester	Eng/Admin Fee	400.00
		Rental of Storage & Meeting	100.00
3043	MBDG, pc.	Bookpg Service	200.00
3044	AQUILA	Power at Runyon	104.56
3045	NorthStar Eng	2003 expenses	186.50
3046	Spaccamonti Exc	Weeds/Tree trimming	4297.50

Koester indicated the planning and submission of request for review of COPAA should be ready by the January meeting.

The Board asked Koester to provide a written guide of what he does, in a day-to-day fashion as the Administrator and as the Engineer for the Pueblo Conservancy District, at a near future time. Koester should include names of people and entities that he talks and works with, and then do a calender of a typical month of activities.

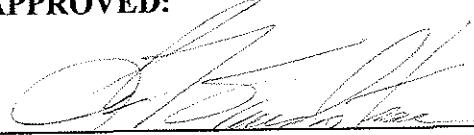
The Board as partners in HARP then moved and approved a resolution that: There should not be a co-director for Urban Renewal and Harp Foundation, but is it recommended that each entity have a single director, as they have separate goals and missions.

In a short range planning discussion, it was noted that the District focus its attention on COPAA, the railroad and train improvements from railroad station to Runyon Lake, and to look at the waterworks area for improvements projects.

The Board is aware that Board member Patricia Kelly wishes to resign from her appointment to this Board, and will begin to plan for and arrange with Judge Maes to appoint a replacement Board member.

There being no further business to come before the Board, the meeting was adjourned at 8:00 a.m. The next regular meeting of the District will be on January 20, 2004 at 7:30 a.m. at NorthStar Conference Room.

APPROVED:


G. F. Sandstrom, Director


Kathleen Farley, Director

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 JANUARY MEETING

DATE : January 20, 2004 (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 December 23rd meeting
- 3, Treasurers Report for December (and year 2003)
 - A. Approve bills for January
4. Old Business-
 - a. Update on HARP History book sales
 - b. Review lease with COPAA
5. New Business-
 - a. Consider Kelly's resignation and discuss her replacement procedure.
6. Set date for February meeting.
7. Adjourn

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
DECEMBER 31, 2003

12/4/03 3:28 PM

<u>BROKER</u>	<u>DESCRIPTION</u>	<u>MATURITY DATE</u>	<u>RATE</u>	<u>PAR VALUE</u>	<u>BALANCE 12/31/02</u>	<u>ADDITIONS</u>	<u>MKT VALUE CHANGE</u>	<u>REDEMPTION SALES</u>	<u>BALANCE 12/31/03</u>	<u>INTEREST RECEIVED 12/31/03</u>
<u>CERTIFICATES</u>										
VECTRA BANK	CD#114728 dtd 5/21/02, Int. Paid Semi-Ann	5/21/04	3.250%	80,000.00	80,000.00	-	-	-	80,000.00	1,299.70
VECTRA BANK	CD#115371 dtd 5/18/99, Int. Comp Qtly	5/18/03	5.000%	150,000.00	178,553.56	3,994.31	-	182,547.87	-	3,994.31
VECTRA BANK	CD#116196 dtd 7/7/00, Int. Paid Qtly	7/7/03	6.750%	100,000.00	100,000.00	-	-	100,000.00	-	5,048.63
FNB-COLO	CD#100011368 dtd 2/5/01, Int. Comp Annually	2/5/04	6.000%	100,000.00	106,000.00	6,360.00	-	-	112,360.00	6,360.00
TOTAL CERTIFICATES					464,553.56	10,354.31	-	282,547.87	192,360.00	16,702.64
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				2,057.39	69,503.98	-	65,000.00	6,561.37	47.37
PIPER JAFFRAY	Money Market Account				23,401.07	363,975.58	-	376,097.74	11,278.91	99.69
WACHOVIA SEC.	Evergreen Money Mkt Fund				144.66	674,174.77	-	663,640.59	10,678.84	71.32
TOTAL CASH ACCOUNTS WITH BROKERS					25,603.12	1,107,654.33	-	1,104,738.33	28,519.12	218.38
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		145,000.00	-	-	120,000.00	25,000.00	1,261.55
TOTAL COLOTRUST					145,000.00	-	-	120,000.00	25,000.00	1,261.55
WACHOVIA SEC.	T-NOTE	8/15/04	6.000%	100,000.00	107,395.00	-	(1,082.50)	106,312.50	-	2,847.26
	FNMA 03-52 BH REMIC MULTICLASS CMO	6/25/33	5.500%	101,000.00	-	102,262.50	(3,296.13)	30,608.05	68,358.32	1,646.81
	FNMA 03-17 ME REMIC MULTICLASS CMO	3/25/33	5.500%	105,000.00	-	105,262.50	(262.49)	105,000.01	-	2,374.93
	GNMA 03-54 MA REMIC MULTICLASS CMO	7/20/33	5.000%	183,000.00	-	184,830.00	(4,111.20)	10,313.31	170,405.49	2,259.22
	FHLMC 2646 LL RETAIL LOTTERY	8/15/33	5.000%	99,000.00	-	99,495.00	(6,883.17)	6,000.00	86,611.83	801.25
	FHLMC 2672 AA RETAIL LOTTERY	10/15/33	5.500%	70,000.00	-	70,000.00	(1,179.87)	3,000.00	65,820.13	10.69
	ABN AMRO MTG 03-11 A8 MULTICLASS CMO	10/25/33	6.000%	63,000.00	-	63,000.00	-	-	63,000.00	10.50
	FHLMC 2688 DD RETAIL LOTTERY	11/15/33	5.500%	36,000.00	-	36,000.00	(720.00)	-	35,280.00	(159.50)
	FEDERAL NATL MTG ASSN	11/8/10	6.000%	100,000.00	101,349.00	-	(1,349.00)	100,000.00	-	3,000.00
TOTAL WACHOVIA SEC.					208,744.00	660,850.00	(18,884.36)	361,233.87	489,475.77	12,791.16
PIPER JAFFRAY	GNMA POOL #24920	6/15/08	8.250%		14,405.73	-	(295.39)	4,017.47	10,092.87	1,019.25
	FEDL NATL MTG ASSN INVT NOTES B/E	3/13/09	5.250%	130,000.00	130,893.75	-	(893.75)	130,000.00	-	2,843.75
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	8/15/08	5.000%	100,000.00	100,375.00	-	(375.00)	100,000.00	-	1,708.35
	FEDL NATL MTG ASSN INVT NOTES B/E	8/20/10	4.000%	100,000.00	-	100,000.00	(2,187.50)	-	97,812.50	2,606.09
	FEDL NATL MTG ASSN INVT NOTES B/E	6/24/11	4.000%	130,000.00	-	130,005.00	(3,092.50)	-	126,912.50	2,975.54
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	12/15/09	3.000%	120,000.00	-	120,005.00	(6,803.00)	-	113,202.00	1,160.00
	FHLMC #170217	3/1/17	8.000%		24,460.48	-	(145.01)	9,858.42	14,457.05	1,581.91
TOTAL PIPER JAFFRAY					270,134.96	350,010.00	(13,792.15)	243,875.89	362,476.92	13,894.89
TOTAL INVESTMENTS					623,878.96	1,010,860.00	(32,676.51)	725,109.76	876,952.69	27,947.60
TOTAL ALL ACCOUNTS					1,114,035.64	2,128,868.64	(32,676.51)	2,112,395.96	1,097,831.81	44,868.62

PUEBLO CONSERVANCY DISTRICT

ACCOUNTS PAYABLE -----

December Accounts Payable to approve 12-23-03

3038	G. Sandstrom	Directors Fee (Dec) (81)	\$ 55.41
3039	K. Farley	Directors Fee (Dec) (81)	55.41
3040	P. Kelly	Directors Fee (Dec) (81)	55.41
3041	BBK&O (Banner Legal Fee (Dec) (80)		300.00
	Incl. budget work		50.00
3042	Engineer Koester Eng/Admin (Dec)(83)		400.00
	Rental of Stor and Mtg (97)		100.00
3043	MBDG, pc	Bookeep. Serv (Nov) (90)	200.00
3044	AQUILA	Power at Runyon (105)	104.56
3045	NorthStar Engineering - 2003 expenses		186.50
3046	Spaccamonti Excavating- Weeds-Tree trim		4297.50

PAYABLE TOTAL \$5,804.79

PCD04.min



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

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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 November 30, 2003 and December 31, 2002, and the related comparative statement of revenue and expenditures – actual and budget – general fund for the one month and eleven months ended November 30, 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

December 4, 2003

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
NOVEMBER 30, 2003 AND DECEMBER 31, 2002

	<u>11/30/03</u>	<u>12/31/02</u>
ASSETS		
VECTRA BANK CHECKING	\$ 4,507	\$ 6,407
VECTRA BANK MONEY MARKET	6,561	2,057
BROKERAGE MONEY MARKET ACCOUNTS	21,958	23,546
VECTRA BANK CERTIFICATE OF DEPOSITS	80,000	358,553
FNB COLORADO CERTIFICATE OF DEPOSIT	112,360	106,000
COLOTRUST INVESTMENT	25,000	145,000
WACHOVIA SECURITIES INVESTMENT	489,476	208,744
PIPER JAFFRAY INVESTMENT	362,477	270,135
ACCRUED INTEREST	15,293	15,293
BOOK INVENTORY	<u>6,429</u>	<u>7,229</u>
 TOTAL ASSETS	 <u>\$ 1,124,061</u>	 <u>\$ 1,142,964</u>
LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 286
PAYROLL TAXES PAYABLE	<u>28</u>	<u>110</u>
 TOTAL LIABILITIES	 <u>28</u>	 <u>396</u>
 RESERVE FOR EMERGENCIES	 6,000	 6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	74,090	96,840
UNDESIGNATED	<u>1,043,943</u>	<u>1,039,728</u>
 TOTAL FUND EQUITY	 <u>1,124,033</u>	 <u>1,142,568</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,124,061</u>	 <u>\$ 1,142,964</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
 COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
 ACTUAL AND BUDGET - GENERAL FUND
 FOR THE ONE AND ELEVEN MONTHS ENDED NOVEMBER 30, 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	\$ -	\$ 16,703	\$ 30,000	\$ 13,297	\$ 24,600
COLOTRUST	152	1,262	8,000	6,738	3,218
MONEY MARKET ACCOUNTS	3	219	4,000	3,781	490
DAIN RAUCHER	-	-	-	-	521
WACHOVIA SECURITIES	2,099	12,791	12,000	(791)	11,667
PIPER JAFFRAY	1,230	13,893	6,000	(7,893)	13,232
UNREALIZED GAINS (LOSSES)	(2,509)	(32,676)	-	32,676	2,645
TOTAL INTEREST INCOME	975	12,192	60,000	47,808	56,373
LEASE PAYMENTS	-	-	500	500	-
OTHER INCOME	-	1,043	8,000	6,957	600
COST OF SALES	-	(800)	(4,000)	(3,200)	(461)
TOTAL REVENUES	\$ 975	\$ 12,435	\$ 64,500	\$ 52,065	\$ 56,512
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 3,300	\$ 3,600	\$ 300	\$ 3,600
81 DIRECTORS FEES	180	1,980	3,000	1,020	2,340
82 FICA TAXES	-	124	240	116	179
83 ENGINEER/ADMINISTRATIVE	400	4,400	4,800	400	4,800
90 AUDIT & BOOKKEEPING	200	2,000	2,100	100	2,400
92 INSURANCE/BONDS	-	1,143	2,000	857	1,878
96 OFFICE EXPENSE	52	587	650	63	381
97 OFFICE RENT	100	1,100	1,200	100	1,200
100 PROFESSIONAL FEES	-	2,530	5,000	2,470	4,740
103 TRAVEL	-	-	500	500	-
105 REPAIRS & MAINTENANCE	105	13,691	45,000	31,309	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	50	115	-	(115)	21
TOTAL EXPENDITURES	1,387	30,970	138,590	107,620	86,579
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (412)	\$ (18,535)	\$ (74,090)	\$ (55,555)	\$ (30,067)

SEE ACCOUNTANTS' COMPILATION REPORT