

MINUTES OF THE SEPTEMBER 20, 2007 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Haynes

Also Present: Administrator Rick Kidd, Counselor Don Banner

Guests: Pat Coffee, Pueblo County Dept of Public Works

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:00 am.

Runyon Property Purchase – Pat Coffee represented Pueblo County in their request to purchase additional property to allow for the expansion of the Runyon Baseball Park. Coffee provided a March 19, 1985 survey by Fred Adams indicating that part of the property identified has already been transferred to the County. There remains approximately 17,185.5 square feet in the 12 lots identified by Kidd that could be transferred to the County. Even though this is more “buildable” land than what was sold to Jimmy Dawson, it was agreed to support the County in their efforts to improve the Runyon Lake area and sell this property at a comparable rate. Coffee indicated that the County would like a lower price but that she would take the request back to her office.

Farley moved to approve selling the property for \$0.836 per square foot. Motion passed with Haynes abstaining. Farley then moved that Banner would prepare the deed and that the County would have to survey the parcels and have the survey and deed recorded. Motion passed with Haynes abstaining.

The Minutes of the August 15, 2007 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's reports for July and August 2007 were reviewed. Farley moved to receive and file the accountant's reports. Motion passed.

Bills – The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 114.41	Aquila, Electricity
\$ 300.00	Don Banner, Attorney fees
\$ 306.00	Don Banner, Court Order copies and recording fees
\$ 400.00	Kidd Engineering, Administrator/Engineer fees
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Haynes, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 186.47	Chem-Way Lawn Care, Weed Spraying

Farley moved to approve payment of the monthly bills. Motion passed.

October Meeting – It was agreed to set the 2008 budget hearing meeting for October 11. This will be a regular meeting of the Board and will be held at the Heritage Center at 8:00 am. Kidd is to provide a budget template to Farley.

HARP IGA – The District has been requested for a commitment of at least \$50,000 per year to HARP. The Board discussed this at the August 15, 2007 meeting. It was agreed that the District could make this commitment but that it would have to be subject to annual appropriations and the District's success in instituting assessments. Farley moved that Sandstrom inform at the next HARP IGA meeting that the District's participation is contingent upon Court approval of our maintenance assessment. Motion passed.

September 20, 2007 Minutes, Page 2 of 2

Funding – Banner and Sandstrom are to take the draft order and meet with Judge Maes. The Judge will have to acknowledge and agree and the recording will have to be contingent upon it possibly being November 1, 2008 before the District has the valuation data in place for the basis of the assessments. Assuming that Judge Maes signs the Court Order, Kidd to ask the County how the spreadsheet data can be sorted to simplify cross-referencing. Farley moved to authorize Attorney Banner and Chairman Sandstrom to submit the Order to Judge Maes requesting an assessment of up to 3.5 percent as soon as practicable for determining legal descriptions and assessment valuations. Motion passed.

Kidd is to look for summary data that the assessments book are based on. Look in the minutes after the 1923 adoption. The Court Order was December 1923.

4th Street Bridge – Kidd reported that Flat Iron Construction was the low bidder and that their bid was based upon CDO' design. Therefore, there will be no access roads built into the levee or pier penetrations made into the levee.

Budget – There were preliminary discussions about funding categories and amounts for Farley's guidance in developing the draft 2008 budget.

Kidd is to place the public notice for the Budget Hearing held on October 11, 2007.

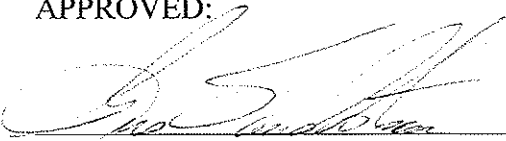
It was decided that we should hold a special meeting of the Board on Monday, October 29.

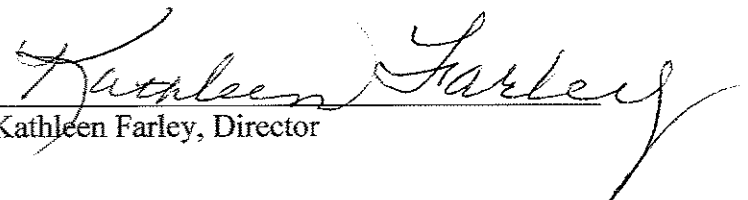
Future Meeting Dates –

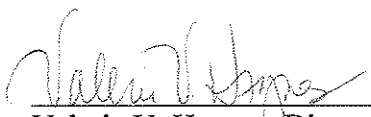
October Meeting	10-29-2007 (Monday)
November Meeting	11-14-2007 (Wednesday)
December Meeting	12-19-2007 (Wednesday)

There being no further business to come before the Board, the business meeting was adjourned at 9:11 a.m.

APPROVED:


Gus Sandstrom, Director


Kathleen Farley, Director


Valerie V. Haynes, Director

THE PUEBLO CONSERVANCY DISTRICT

NOTICE OF MEETING

DATE: SEPTEMBER 20, 2007 (Thursday) AT 8:00 A.M.

PLACE: SOUTHEASTERN COLORADO HERITAGE CENTER,
201 WEST B STREET, PUEBLO, COLORADO

AGENDA

1. ROLL CALL
2. APPROVAL OF AUGUST 15, 2007 MINUTES
3. TREASURER'S REPORT
 - a. JULY AND AUGUST 2007 ACCOUNTANT'S REPORTS
 - b. PAYMENT OF BILLS
4. LAND ACQUISITION – RUNYON FIELD
5. FUNDING PROCESS
6. 4TH STREET BRIDGE
7. OTHER BUSINESS AS MAY BE BROUGHT BEFORE THE BOARD
8. ADJOURNMENT

Future meetings scheduled for:

October 24

November 14

December 19

MINUTES OF THE AUGUST 15, 2007 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Haynes

Also Present: Administrator Rick Kidd, Counselor Don Banner

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:00 am.

The Minutes of the July 18, 2007 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's reports for July 2007 were not available.

Bills – The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 114.41	Aquila, Electricity
\$ 300.00	Don Banner, Attorney fees
\$ 400.00	Kidd Engineering, Administrator/Engineer fees
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Haynes, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 5,090.00	Spaccamonti Excavating, Runyon Levee Tree Removal
\$10,000.00	HARP Authority, Additional 2007 O&M Contribution

Farley moved to approve payment of the monthly bills. Motion passed.

Funding – There are no assessor records of 1926 values. Haynes is to find out the latest values that the assessor/treasurer has. Then we need to attach that to the current list of parcels. We need to know how much of the total burden was attached to each parcel at that time. Kidd and Haynes to schedule a meeting with the County to see if they can do that over lay. Banner will draft a motion explaining the basis for the assessment and the means of determining values.

HARP IGA – Sandstrom reported that HARP is looking to the Pueblo Conservancy District for a commitment of up to \$50,000 per year. The District would have to make this contingent on the assessment going forward. The HARP wants to be in a position of having a base-budget.

Tree Removal – Kidd reported that Spaccamonti completed removal of the trees he and Joe Even identified. Sandstrom said that he is still working with Ari Zavaras on using the DOC Women's team for the River area above Wildhorse Creek.

Torgerson Purchase – Sandstrom is to find values for other lots in the area. There would have to be an access agreement so that the District could maintain the slope.

4th Street Bridge – Sandstrom will draft a resolution concerning the alternate bridge designs that would require work on and penetrating through the levee. He will forward his draft to Banner for review.

RECORD OF PROCEEDINGS

August 15, 2007 Minutes, Page 2 of 2

Future Meeting Dates –

September Meeting

9-20-2007 (Thursday)

October Meeting

10-24-2007 (Wednesday)

There being no further business to come before the Board, the business meeting was adjourned at 9:00 a.m.

APPROVED:

Gus Sandstrom, Director

Kathleen Farley, Director

Valerie V. Haynes, Director



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

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ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheets – general fund only – of the Pueblo Conservancy District as of July 31, 2007 and December 31, 2006, and the related comparative statements of revenue and expenditures – actual and budget – general fund for the one month and seven months ended July 31, 2007, and the twelve months ended December 31, 2006, 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 mentioned above, 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, Davetline & Goodrich, PC

August 14, 2007

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
JULY 31, 2007 AND DECEMBER 31, 2006

	<u>7/31/2007</u>	<u>12/31/2006</u>
ASSETS		
VECTRA BANK CHECKING	\$ 50,955	\$ 42,348
VECTRA BANK MONEY MARKET	11,677	11,593
BROKERAGE MONEY MARKET ACCOUNTS	32,783	65,804
COLOTRUST INVESTMENT	25,000	25,000
WACHOVIA SECURITIES INVESTMENT	558,677	528,952
PIPER JAFFRAY INVESTMENT	342,169	341,889
ACCRUED INTEREST	-	4,805
BOOK INVENTORY	-	-
TOTAL ASSETS	<u>\$ 1,021,261</u>	<u>\$ 1,020,391</u>
LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 625
PAYROLL TAXES PAYABLE	96	330
DEFERRED INCOME	<u>2,083</u>	<u>1,042</u>
TOTAL LIABILITIES	<u>2,179</u>	<u>1,997</u>
RESERVE FOR EMERGENCIES	6,000	6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	156,376	156,376
UNDESIGNATED	<u>856,706</u>	<u>856,018</u>
TOTAL FUND EQUITY	<u>1,019,082</u>	<u>1,018,394</u>
TOTAL LIABILITIES AND FUND EQUITY	<u>\$ 1,021,261</u>	<u>\$ 1,020,391</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND SEVEN MONTHS ENDED JULY 31, 2007
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2006

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2007 BUDGET	UNUSED BUDGET	2006 ACTUAL
REVENUES					
INTEREST INCOME					
COLOTRUST	\$ 106	\$ 643	\$ -	\$ -	\$ 1,224
MONEY MARKET ACCOUNTS	99	772	-	-	1,550
WACHOVIA SECURITIES	6,011	16,174	-	-	29,739
PIPER JAFFRAY	1,103	6,277	-	-	13,413
UNREALIZED GAINS (LOSSES)	933	(3,256)	-	-	(2,309)
TOTAL INTEREST INCOME	8,252	20,610	30,000	9,390	43,617
LEASE PAYMENTS	208	1,458	2,500	1,042	2,700
OTHER INCOME	-	3,001	-	(3,001)	-
COST OF SALES	-	-	-	-	(6,290)
TOTAL REVENUES	\$ 8,460	\$ 25,069	\$ 32,500	\$ 7,431	\$ 40,027
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 2,100	\$ 7,000	\$ 4,900	\$ 8,833
81 DIRECTORS FEES	180	1,260	3,000	1,740	2,160
82 FICA TAXES	-	-	240	240	165
83 ENGINEER/ADMINISTRATIVE	400	2,400	4,800	2,400	4,800
90 AUDIT & BOOKKEEPING	250	1,500	3,000	1,500	2,700
92 INSURANCE/BONDS	409	2,908	2,500	(408)	2,034
96 OFFICE EXPENSE	-	389	650	261	264
97 OFFICE RENT	-	500	500	-	1,420
100 PROFESSIONAL FEES	-	-	8,000	8,000	3,462
APPRAISAL	-	-	60,000	60,000	-
103 TRAVEL	-	-	250	250	-
105 REPAIRS & MAINTENANCE	1,019	2,959	100,000	97,041	24,982
PIPING REPAIRS	-	-	75,000	75,000	-
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	5,000	5,000	-
112 HARP - O & M	10,000	10,000	10,000	-	50,000
113 SALES TAX	-	-	-	-	-
TOTAL EXPENDITURES	12,558	24,016	325,440	301,424	100,820
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (4,098)	\$ 1,053	\$ (292,940)	\$ (293,993)	\$ (60,793)

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
7/31/2007

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<u>BROKER</u>	<u>DESCRIPTION</u>	<u>MATURITY DATE</u>	<u>RATE</u>	<u>PAR VALUE</u>	<u>BALANCE 12/31/2006</u>	<u>ADDITIONS</u>	<u>MKT VALUE CHANGE</u>	<u>REDEMPTION SALES</u>	<u>BALANCE 12/31/2007</u>	<u>INTEREST RECEIVED 12/31/2007</u>
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				11,592.88	84.59	-	-	11,677.47	84.59
PIPER JAFFRAY	Money Market Account				8,703.05	1,880.92	-	-	10,583.97	275.47
WACHOVIA SEC.	Evergreen Money Mkt Fund				57,100.82	80,316.29	-	115,217.80	22,199.31	412.26
TOTAL CASH ACCOUNTS WITH BROKERS					77,396.75	82,281.80	-	115,217.80	44,460.75	772.32
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		25,000.00	-	-	-	25,000.00	753.23
TOTAL COLOTRUST					25,000.00	-	-	-	25,000.00	753.23
WACHOVIA SEC.	FNMA 05-27 GA REMIC MULTICLASS CMO	4/25/2034	5.500%	450,000.00	102,107.43	-	(228.45)	40,552.42	61,326.56	3,078.01
	FHLMC 3040 CA REMIC MULTICLASS CMO	9/15/2019	5.000%	108,000.00	-	-	-	-	-	-
	FNMA 03-52 BD REMIC MULTICLASS CMO	3/25/2033	5.500%	28,000.00	-	-	-	-	-	-
	FHLMC 2646 LL RETAIL LOTTERY	8/15/2033	5.000%	78,000.00	32,194.08	-	(675.72)	-	31,518.36	1,200.00
	FHLMC 2688 DD RETAIL LOTTERY	11/15/2033	5.500%	36,000.00	34,173.36	-	(748.80)	-	33,424.56	1,320.00
	FHLMC 2804 UC REMIC MULTICLASS CMO	11/15/2033	6.000%	8,000.00	-	-	-	-	-	-
	FHLMC 3004 GG RETAIL LOTTERY	7/15/2034	5.000%	80,000.00	64,572.27	-	174.13	17,000.00	47,746.40	2,075.00
	FHLMC 3133 MB REMIC MULTICLASS CMO	3/15/2036	6.000%	150,000.00	148,267.50	-	(1,452.00)	-	146,815.50	6,000.00
	FNMA 05-16 WD REMIC MULTICLASS CMO	1/25/2035	5.000%	56,000.00	18,973.61	-	(661.56)	3,699.03	14,613.02	541.96
	GNMA 06-27 WE REMIC MULTICLASS CMO	6/20/2036	6.000%	50,000.00	49,494.00	-	57.00	-	49,551.00	1,500.00
	FHLMC 3230 BB REMIC MULTICLASS CMO	4/15/2036	5.750%	50,000.00	49,170.00	-	(880.00)	-	48,290.00	1,916.64
	FHLMC 3264 UU REMIC MULTICLASS CMO	6/15/2036	5.750%	50,000.00	-	50,006.00	(1,030.59)	1,000.00	47,975.41	1,181.93
	FHLMC 3290 WA REMIC MULTICLASS CMO	4/15/2007	5.000%	58,000.00	-	54,391.62	316.72	2,274.88	52,433.46	42.18
	NATIONAL CITY CD	6/15/2007	5.150%	30,000.00	30,000.00	-	-	30,000.00	-	1,540.77
	WORLD SAVINGS BK FSB CD	5/2/2008	5.200%	25,000.00	-	24,994.75	(11.75)	-	24,983.00	(5.25)
TOTAL WACHOVIA SEC.					528,952.25	129,392.37	(5,141.02)	94,526.33	558,677.27	20,391.24
PIPER JAFFRAY	GNMA POOL #24920	6/15/2008	8.250%		1,729.94	-	(56.77)	883.95	789.22	64.77
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	12/15/2009	3.000%	120,000.00	113,568.00	-	1,162.80	-	114,730.80	2,100.00
	FEDL NATL MTG ASSN INVT NOTES B/E	8/20/2010	4.000%	100,000.00	96,688.00	-	375.00	-	97,063.00	2,333.31
	FEDL NATL MTG ASSN INVT NOTES B/E	6/24/2011	4.000%	130,000.00	124,677.80	-	284.70	-	124,962.50	3,033.31
	FHLMC #170217	3/1/2017	8.000%		5,225.72	-	119.11	721.50	4,623.33	227.57
TOTAL PIPER JAFFRAY					341,889.46	-	1,884.84	1,605.45	342,168.85	7,758.96
TOTAL INVESTMENTS					895,841.71	129,392.37	(3,256.18)	96,131.78	925,846.12	28,903.43
TOTAL ALL ACCOUNTS					973,238.46	211,674.17	(3,256.18)	211,349.58	970,306.87	29,675.75



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ACCOUNTANTS' COMPILATION REPORT

Board of Directors
The Pueblo Conservancy District
Pueblo, Colorado

We have compiled the accompanying balance sheets – general fund only – of the Pueblo Conservancy District as of August 31, 2007 and December 31, 2006, and the related comparative statements of revenue and expenditures – actual and budget – general fund for the one month and eight months ended August 31, 2007, and the twelve months ended December 31, 2006, 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 mentioned above, 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

September 12, 2007

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
AUGUST 31, 2007 AND DECEMBER 31, 2006

	<u>8/31/2007</u>	<u>12/31/2006</u>
ASSETS		
VECTRA BANK CHECKING	\$ 38,459	\$ 42,348
VECTRA BANK MONEY MARKET	11,690	11,593
BROKERAGE MONEY MARKET ACCOUNTS	43,052	65,804
COLOTRUST INVESTMENT	25,000	25,000
WACHOVIA SECURITIES INVESTMENT	549,374	528,952
PIPER JAFFRAY INVESTMENT	344,999	341,889
ACCRUED INTEREST	-	4,805
BOOK INVENTORY	<u>-</u>	<u>-</u>
 TOTAL ASSETS	 <u>\$ 1,012,574</u>	 <u>\$ 1,020,391</u>
LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 625
PAYROLL TAXES PAYABLE	110	330
DEFERRED INCOME	<u>1,875</u>	<u>1,042</u>
 TOTAL LIABILITIES	 <u>1,985</u>	 <u>1,997</u>
RESERVE FOR EMERGENCIES	6,000	6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	156,376	156,376
UNDESIGNATED	<u>848,213</u>	<u>856,018</u>
 TOTAL FUND EQUITY	 <u>1,010,589</u>	 <u>1,018,394</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 1,012,574</u>	 <u>\$ 1,020,391</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE ONE AND EIGHT MONTHS ENDED AUGUST 31, 2007
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2006

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2007 BUDGET	UNUSED BUDGET	2006 ACTUAL
REVENUES					
INTEREST INCOME					
COLOTRUST	\$ 110	\$ 753	\$ -	\$ -	\$ 1,224
MONEY MARKET ACCOUNTS	93	865	-	-	1,550
WACHOVIA SECURITIES	2,612	18,786	-	-	29,739
PIPER JAFFRAY	1,102	7,379	-	-	13,413
UNREALIZED GAINS (LOSSES)	3,715	459	-	-	(2,309)
TOTAL INTEREST INCOME	7,632	28,242	30,000	1,758	43,617
LEASE PAYMENTS	208	1,667	2,500	833	2,700
OTHER INCOME	-	3,001	-	(3,001)	-
COST OF SALES	-	-	-	-	(6,290)
TOTAL REVENUES	\$ 7,840	\$ 32,910	\$ 32,500	\$ (410)	\$ 40,027
EXPENDITURES					
80 LEGAL FEES	\$ 300	\$ 2,400	\$ 7,000	\$ 4,600	\$ 8,833
81 DIRECTORS FEES	180	1,440	3,000	1,560	2,160
82 FICA TAXES	-	-	240	240	165
83 ENGINEER/ADMINISTRATIVE	400	2,800	4,800	2,000	4,800
90 AUDIT & BOOKKEEPING	250	1,750	3,000	1,250	2,700
92 INSURANCE/BONDS	-	2,908	2,500	(408)	2,034
96 OFFICE EXPENSE	-	389	650	261	264
97 OFFICE RENT	-	500	500	-	1,420
100 PROFESSIONAL FEES	-	-	8,000	8,000	3,462
APPRAISAL	-	-	60,000	60,000	-
103 TRAVEL	-	-	250	250	-
105 REPAIRS & MAINTENANCE	5,204	8,164	90,000	81,836	24,982
PIPING REPAIRS	-	-	75,000	75,000	-
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	5,000	5,000	-
112 HARP - O & M	10,000	20,000	20,000	-	50,000
113 SALES TAX	-	-	-	#VALUE!	-
TOTAL EXPENDITURES	16,334	40,351	325,440	285,089	100,820
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (8,494)	\$ (7,441)	\$ (292,940)	\$ (285,499)	\$ (60,793)

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
8/31/2007

9/12/2007 4:58 PM

<u>BROKER</u>	<u>DESCRIPTION</u>	<u>MATURITY DATE</u>	<u>RATE</u>	<u>PAR VALUE</u>	<u>BALANCE 12/31/2006</u>	<u>ADDITIONS</u>	<u>MKT VALUE CHANGE</u>	<u>REDEMPTION SALES</u>	<u>BALANCE 12/31/2007</u>	<u>INTEREST RECEIVED 12/31/2007</u>
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				11,592.88	96.89	-	-	11,689.77	72.29
PIPER JAFFRAY	Money Market Account				8,703.05	2,043.68	-	-	10,746.73	302.22
WACHOVIA SEC.	Evergreen Money Mkt Fund				57,100.82	90,422.95	-	115,217.80	32,305.97	466.05
TOTAL CASH ACCOUNTS WITH BROKERS					77,396.75	92,563.52	-	115,217.80	54,742.47	840.56
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		25,000.00	-	-	-	25,000.00	753.23
TOTAL COLOTRUST					25,000.00	-	-	-	25,000.00	753.23
WACHOVIA SEC.	FNMA 05-27 GA REMIC MULTICLASS CMO	4/25/2034	5.500%	450,000.00	102,107.43	-	(718.63)	46,916.76	54,472.04	3,078.01
	FHLMC 3040 CA REMIC MULTICLASS CMO	9/15/2019	5.000%	108,000.00	-	-	-	-	-	-
	FNMA 03-52 BD REMIC MULTICLASS CMO	3/25/2033	5.500%	28,000.00	-	-	-	-	-	-
	FHLMC 2646 LL RETAIL LOTTERY	8/15/2033	5.000%	78,000.00	32,194.08	-	(518.04)	-	31,676.04	1,350.00
	FHLMC 2688 DD RETAIL LOTTERY	11/15/2033	5.500%	36,000.00	34,173.36	-	(630.36)	-	33,543.00	1,485.00
	FHLMC 2804 UC REMIC MULTICLASS CMO	11/15/2033	6.000%	8,000.00	-	-	-	-	-	-
	FHLMC 3004 GG RETAIL LOTTERY	7/15/2034	5.000%	80,000.00	64,572.27	-	552.73	19,000.00	46,125.00	2,291.67
	FHLMC 3133 MB REMIC MULTICLASS CMO	3/15/2036	6.000%	150,000.00	148,267.50	-	(838.50)	-	147,429.00	6,750.00
	FNMA 05-16 WD REMIC MULTICLASS CMO	1/25/2035	5.000%	56,000.00	18,973.61	-	(886.52)	3,924.99	14,162.10	610.57
	GNMA 06-27 WE REMIC MULTICLASS CMO	6/20/2036	6.000%	50,000.00	49,494.00	-	299.50	-	49,793.50	1,750.00
	FHLMC 3230 BB REMIC MULTICLASS CMO	4/15/2036	5.750%	50,000.00	49,170.00	-	(929.00)	-	48,241.00	2,156.22
	FHLMC 3264 UU REMIC MULTICLASS CMO	6/15/2036	5.750%	50,000.00	-	50,006.00	(1,186.41)	1,000.00	47,819.59	1,416.72
	FHLMC 3290 WA REMIC MULTICLASS CMO	4/15/2007	5.000%	58,000.00	-	54,391.62	475.80	3,737.45	51,129.97	284.81
	NATIONAL CITY CD	6/15/2007	5.150%	30,000.00	30,000.00	-	-	30,000.00	-	1,540.77
	WORLD SAVINGS BK FSB CD	5/2/2008	5.200%	25,000.00	-	24,994.75	(12.00)	-	24,982.75	(5.25)
TOTAL WACHOVIA SEC.					528,952.25	129,392.37	(4,391.43)	104,579.20	549,373.99	22,708.52
PIPER JAFFRAY	GNMA POOL #24920	6/15/2008	8.250%		1,729.94	-	(60.73)	969.36	699.85	70.45
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	12/15/2009	3.000%	120,000.00	113,568.00	-	1,932.00	-	115,500.00	2,400.00
	FEDL NATL MTG ASSN INVT NOTES B/E	8/20/2010	4.000%	100,000.00	96,688.00	-	1,187.00	-	97,875.00	2,666.64
	FEDL NATL MTG ASSN INVT NOTES B/E	6/24/2011	4.000%	130,000.00	124,677.80	-	1,706.90	-	126,384.70	3,466.64
	FHLMC #170217	3/1/2017	8.000%		5,225.72	-	85.48	772.10	4,539.10	257.54
TOTAL PIPER JAFFRAY					341,889.46	-	4,850.65	1,741.46	344,998.65	8,861.27
TOTAL INVESTMENTS					895,841.71	129,392.37	459.22	106,320.66	919,372.64	32,323.02
TOTAL ALL ACCOUNTS					973,238.46	221,955.89	459.22	221,538.46	974,115.11	33,163.58

5:24 PM

09/12/07

PUEBLO CONSERVANCY DISTRICT
Reconciliation Summary
1001 - CASH - VECTRA CHECKING, Period Ending 08/31/2007

	Aug 31, 07
Beginning Balance	50,955.17
Cleared Transactions	
Checks and Payments - 7 items	-10,980.64
Deposits and Credits - 3 items	3,824.71
Total Cleared Transactions	-7,155.93
Cleared Balance	<u>43,799.24</u>
Uncleared Transactions	
Checks and Payments - 2 items	-5,340.00
Total Uncleared Transactions	-5,340.00
Register Balance as of 08/31/2007	<u>38,459.24</u>
Ending Balance	38,459.24

5:24 PM

09/12/07

PUEBLO CONSERVANCY DISTRICT
Reconciliation Detail
1001 - CASH - VECTRA CHECKING, Period Ending 08/31/2007

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						50,955.17
Cleared Transactions						
Checks and Payments - 7 items						
Check	8/1/2007	3443	Aquila	X	-114.41	-114.41
Check	8/15/2007	3445	B B & C, PC	X	-300.00	-414.41
Check	8/15/2007	3446	KIDD ENGINEERING	X	-400.00	-814.41
Check	8/15/2007	3448	K FARLEY	X	-55.41	-869.82
Check	8/15/2007	3449	VALERIE HAYNES	X	-55.41	-925.23
Check	8/15/2007	3450	HARP AUTHORITY	X	-10,000.00	-10,925.23
Check	8/15/2007	3447	G SANDSTOM	X	-55.41	-10,980.64
Total Checks and Payments					-10,980.64	-10,980.64
Deposits and Credits - 3 items						
Deposit	8/1/2007			X	250.00	250.00
Deposit	8/13/2007			X	1,576.04	1,826.04
Deposit	8/23/2007			X	1,998.67	3,824.71
Total Deposits and Credits					3,824.71	3,824.71
Total Cleared Transactions					-7,155.93	-7,155.93
Cleared Balance					-7,155.93	43,799.24
Uncleared Transactions						
Checks and Payments - 2 items						
Check	8/15/2007	3451	SPACCAMONTI EX...		-5,090.00	-5,090.00
Check	8/15/2007	3444	MBDG, PC		-250.00	-5,340.00
Total Checks and Payments					-5,340.00	-5,340.00
Total Uncleared Transactions					-5,340.00	-5,340.00
Register Balance as of 08/31/2007					-12,495.93	38,459.24
Ending Balance					<u>-12,495.93</u>	<u>38,459.24</u>

5:25 PM

09/12/07

PUEBLO CONSERVANCY DISTRICT
Reconciliation Summary
1002 - CASH-VECTRA MONEY MKT, Period Ending 08/31/2007

	Aug 31, 07
Beginning Balance	11,677.47
Cleared Transactions	
Deposits and Credits - 1 item	12.30
Total Cleared Transactions	12.30
Cleared Balance	<u>11,689.77</u>
Register Balance as of 08/31/2007	11,689.77
Ending Balance	11,689.77

5:25 PM

09/12/07

PUEBLO CONSERVANCY DISTRICT
Reconciliation Detail
1002 - CASH-VECTRA MONEY MKT, Period Ending 08/31/2007

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						11,677.47
Cleared Transactions						
Deposits and Credits - 1 item						
General Journal	8/31/2007	AJE245		X	12.30	12.30
Total Deposits and Credits					12.30	12.30
Total Cleared Transactions					12.30	12.30
Cleared Balance					12.30	11,689.77
Register Balance as of 08/31/2007					12.30	11,689.77
Ending Balance					<u>12.30</u>	<u>11,689.77</u>

PUEBLO CONSERVANCY DISTRICT

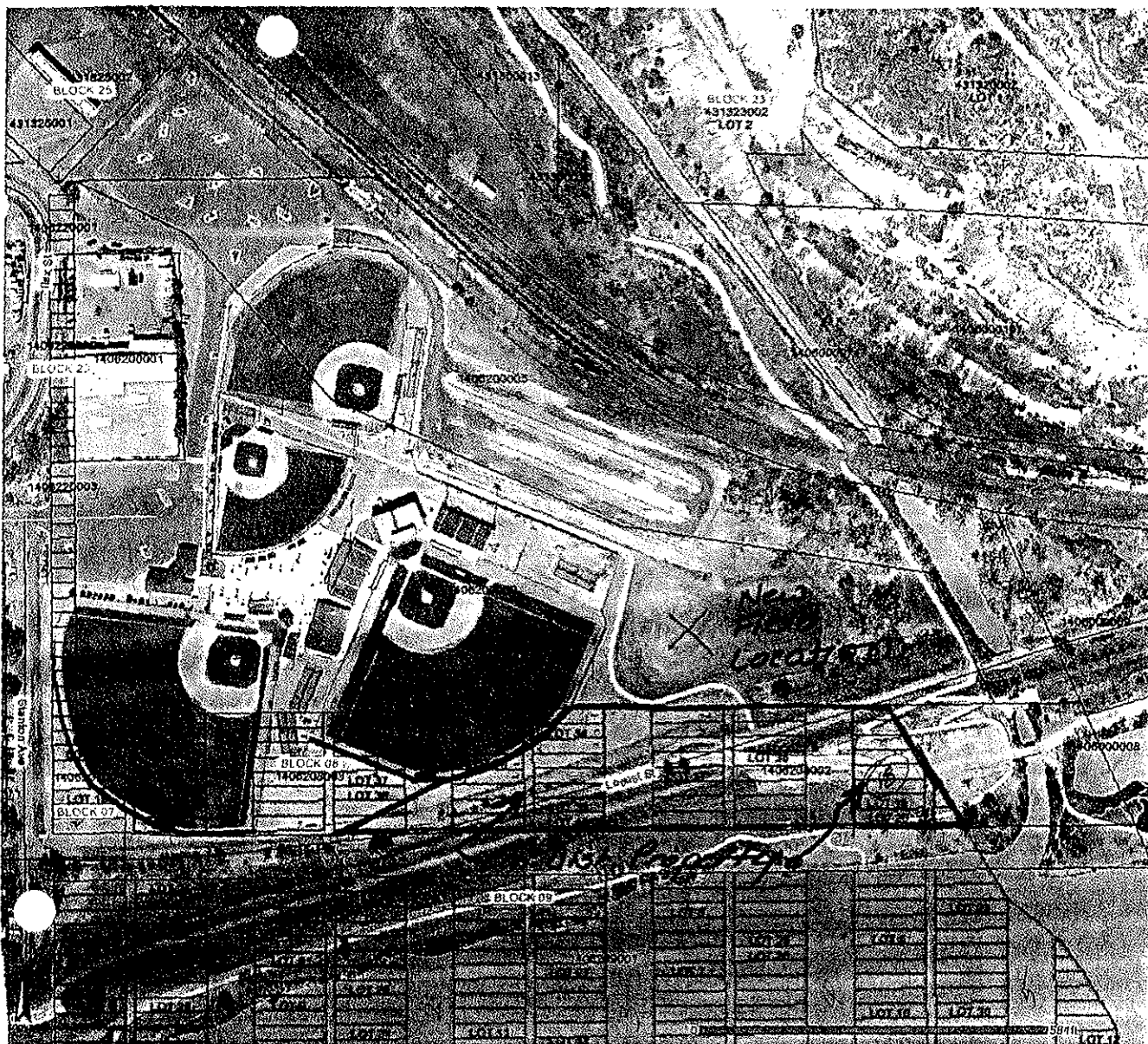
AUGUST 2007 - SEPTEMBER 2007

RECEIPTS

VENDOR	ITEM	AMOUNT
First Clearing, LLC	Interest Payment	\$ 1,998.67
First Clearing, LLC	Interest Payment	\$ 353.20
First Clearing, LLC	Interest Payment	\$ 250.00
UBS	Interest	\$ 1,101.43
Wells Fargo - Colotrust	Dividend	\$ 111.14
		\$ 3,814.44

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	Code
Aquila	Electrical Billing	\$ 114.41	3452	105
MBDG, PC	Bookkeeping	\$ 250.00	3453	90
Don Banner -- B&B, PC	Attorney Fees	\$ 300.00	3454A	80
	Court Order Copies &			
	Recording	\$ 306.00	3454B	96
Kidd Engineering	Engineer/Admin Fees	\$ 400.00	3455	83
Director Sandstrom	Fees	\$ 55.41	3456	81
Director Farley	Fees	\$ 55.41	3457	81
Director Haynes	Fees	\$ 55.41	3458	81
Chem-Way Lawn Care	Weed Spraying	\$ 186.47	3459	105
		\$ 1,723.11		



Roads

- ☐ Other/Unmaintained
- ☒ Interstate
- ☒ Major Road
- ☒ Local Street
- ☒ Access Ramp
- ☒ Service Drive
- ☒ Alley
- ☒ County Road
- ☒ Private Road
- ☒ Railroads
- ☒ 100 Year Floodplain
- ☒ 500 Year Floodplain
- ☒ Lakes, Streams & Rivers

- ☐ Parcels
- ☐ Lots
- ☐ Blocks
- ☐ Building Footprints
- ☐ Enterprise Zone
- ☐ City of Pueblo
- ☐ Pueblo West
- ☐ Colorado City
- ☐ Town of Avondale
- ☐ Town of Boone
- ☐ Town of Rye
- ☐ San Isabel National Forest
- ☐ County Boundaries

- ☐ Zoning
- ☐ R-1
- ☐ R-2
- ☐ R-3
- ☐ R-4
- ☐ R-5
- ☐ R-6
- ☐ R-7
- ☐ R-8
- ☐ R-9
- ☐ S-1
- ☐ S-2
- ☐ S-3
- ☐ S-4
- ☐ PUD
- ☐ RLUP



Pueblo County GIS Center makes no claims as to the accuracy of the information portrayed in this document. further information, please contact the Pueblo County GIS Center. W 10th St, Pueblo CO 81003 719.583.6240 (v) 719.583.6249 (f)

Main Identity (RICK)

From: "Coffee, Pat" <patcoffe@co.pueblo.co.us>
To: "Rick Kidd" <kiddecms@earthlink.net>
cc: "Don Banner" <dbanner@comcast.net>; "Haynes, Valerie" <haynes@co.pueblo.co.us>; "Gus Sandstrom" <g.sandstrom@comcast.net>; "Kathy Farley" <kmfarley47@comcast.net>; "Randall, Alf" <arandall@co.pueblo.co.us>; "Pierson, Mark" <Pierson@co.pueblo.co.us>
Sent: Monday, September 17, 2007 11:39 AM
Subject: RE: Runyon Field Property

Rick:

Please place this item on your Board meeting – I will let you know who will be attending as the County's representative after some internal discussion.

Please note that it appears that Pueblo County already owns all or a portion of those lots listed in Block 16 so that area will need to be removed from the calculation. I have a copy of a survey that was done of Runyon Field in 1985 by the County Surveyor (Fred Adams) and it notes the 2.82 acre parcel of PCD property that was subsequently sold to Pueblo County. The survey was requested by the Board of County Commissioners and I don't think it was filed for record but you are welcome to a copy of it. It notes a sandstone that was found and appears may be the same one located in the roadway between Blocks 16 and 17 of Stanton & Snyders Subdivision.

Thanks:
 Pat

From: Rick Kidd [mailto:kiddecms@earthlink.net]
Sent: Sunday, September 16, 2007 8:42 PM
To: Coffee, Pat
Cc: Don Banner; Haynes, Valerie; Gus Sandstrom; Kathy Farley
Subject: Re: Runyon Field Property

Pat,
 I feel that it would be best if full lots are transferred. We took some survey shots along the existing access to Runyon Lake and the Arkansas Levee across Thomas Phelps Creek. It appears that the Conservancy District could offer the following lots for purchase:
 Block 16: Lots 13-17 and Lots 33-36
 Block 17: Lots 13-14 and Lot 33

I suggest that the PCD be granted a maintenance and access easement for the southeast corners of Block 17 Lots 14 and 33.

I reviewed the prices that we have recently sold other properties for. The most comparable sales price was \$0.836 per square foot. This price was for three lots (11,956 sqft). Two of them were on the slope above the River and had face grades of 50 to 60 percent. There was only one lot that had much more value than just air space.

I will put this issue on the September 20 meeting agenda. You and/or other County representatives may attend this meeting. It will be held at the Southeastern Colorado Heritage Center, beginning at 8:00 am. Please let me know if you will be in attendance.

Please call me if you want any information prior to our meeting.

Thanks,
 Rick

The property sold to Dawson was three lots on the south bluff of the Arkansas River, at the north end of Townsend street. The area of these three lots is approximately 11,956 square feet and was sold at a price of \$10,000. This equates to a unit price of 83.6 cents per square foot. The enclosed topographic map shows that the face of Lot 15 is at a grade of 62.5%, and Lots 25 and 26 have a face of approximately 52.3% grade. In addition to the topographic map, we have provided photographs of the site. These lots are clearly not easy to build on, nor are they in a desirous location.

The other property is mainly a narrow parcel approximately 53 feet wide and 320 feet long, along the south bank of the Arkansas River, between Interstate 25 and Santa Fe Avenue. This parcel is approximately 23,958 square feet, at an accepted offer of \$3000. The offer required the purchaser to pay all survey and title costs and to allow the Pueblo Conservancy District the rights of ingress and egress for the maintenance of the River bank and channel. The unit price of this parcel is 12.5 cents per square foot. The enclosed photographs show that this is not a highly desirable location, has no recreational benefit, and that it has marginal access.