

RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE PUEBLO CONSERVANCY DISTRICT

January 27, 1953

A Special Meeting of the Board of Directors of The Pueblo Conservancy District was held at the office of the District, 113 West Fifth Street, at 10:00 A. M. o'clock on January 27, 1953.

Directors Present: John M. Holmes and W. T. Mathis.

The minutes of the meeting of November 19, 1952, were read and approved.

Upon motion of Mr. Holmes, seconded by Mr. Mathis, the sale of Certificates listed below was approved because they were sold in a manner believed to be in the best interest of the District and the property holder:

Receipt Pages 544 - 545 inclusive

Certs. Nos.	106329	34.70 - A. & C. Mfg. Co.
	98679; 100043; 101096; 102391;	
	103660; 104645; 105496; 106325	150.89 - Joe Giordano

The following Vouchers were read and approved:

12059	Mt. St. Tel & Tel Co.	16.30
12060	Charles M. Rose - Nov.	100.00
12061	John M. Holmes - Nov.	68.95
12062	Elbert D. Greene-Nov.	266.43
12063	Collector of Internal Revenue	53.70
12064	J. E. Creel, Co. Treas.	.55
12065	Middelkamp Agency Co.	2.50
12066	Blackburn Engineering Co.	638.25
12067	J. E. Creel, Co. Treas.	4.00
12068	J. E. Creel, Co. Treas.	60.56
12069	J. E. Creel, Co. Treas.	279.52
12070	First National Bank of Pueblo	208,175.00
12071	First National Bank of Pueblo	50,007.74
12072	Mt St Tel & Tel Co.	21.50
12073	Charles M. Rose - Dec.	100.00
12074	John M. Holmes - Dec.	19.70
12075	Elbert D. Greene - Dec.	270.92
12076	Director of Internal Revenue	53.70
12077	State Treasurer, State of Colo.	25.35
12078	Ray H. Talbot, Postmaster	6.00
12079	Middelkamp Agency Co.	92.50
12080	Pueblo Agencies Inc.	92.50
12081	Abell-Beatty Agency	277.50
12082	First National Bank of Pueblo	1.53
12083	J. E. Creel, Co. Treas.	235.05
12084	Mt. St. Tel & Tel Co.	15.09
12085	John M. Holmes	10.00
12086	W. T. Mathis	10.00

Greene submitted records of Certificates cancelled by Court Decree where property has been acquired by Tax Title based on delinquent general taxes. Cancellation records submitted are numbered 72 to 74 inclusive, which are attached hereto and made a part hereof. Greene reported that to the best of his knowledge these cancellations were in order. Upon motion of Mr. Mathis, seconded by Mr. Holmes, the cancellation of taxes as shown on pink sheets Nos. 72 to 74 inclusive, were ratified and approved.

Mr. Holmes stated that this meeting had been called for the purpose of formally authorizing the filing of an application for a Tax Title on the Pueblo Labor Temple Association property. He stated that on January 24, 1953, he had talked to both Mr. Mathis and Mr. Pryor and each approved of such action. Mr. Holmes then read a memo re the Labor Temple Association after which he moved that the memo be made a part of the minutes of this meeting. The motion was seconded and carried. The memo is as follows.

Memo re Pueblo Labor Temple Association:

The annual Conservancy District assessment on the Labor Temple is \$568.86. No assessment has been paid since 1931. The total face value of the Tax Sale Certificates representing the unpaid assessments is \$13,224.32. This includes the 1952 assessment.

Soon after Greene was appointed Secretary-Treasurer in 1945, he wrote to the Secretary of the Labor Temple Association re these unpaid assessments. He received no reply. He called on various occasions at the Secretary's office. The Secretary was always out and ignored requests to contact Greene.

Although Greene's repeated efforts to get the Labor Association to confer with him met with failure, it was the consensus of opinion of the Conservancy District Directors as well as the opinion of Greene and Attorney Rose that in view of the fact that the District's claim which constituted a lien against the property of the Labor Association appeared to be well secured that the interest of the District was not being jeopardized by delay in taking drastic action. All of the time however Greene was making periodic checks to make sure that the general taxes were being paid. Then in 1951 the Labor Association did not pay the 1950 general taxes and a Tax Sale Certificate was issued December 3, 1951, which was promptly acquired by the Conservancy District.

Soon after the District acquired this Certificate, Greene sent registered letters (return receipts requested and received) to Secretary Graves and President Pearson of the Labor Association. No reply was received. However, A. B. Chasteen, who was not an officer of the Association did call on Greene - said he knew the Conservancy taxes should be paid and said he would try to get the Association to do something about them. He apparently met with no success.

At about the same time Greene was trying to get a reply from Graves and Pearson, Rose was contacting A. T. Stewart, Attorney for the Labor Association. Stewart, like Chasteen, said the taxes should be paid. He called on Holmes and Greene and said

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he would try to get some action. The original corporate charter of the Association had expired in 1936, and the surviving members of the last Board of Directors were acting as Trustees. Stewart said he would, and he did, reincorporate the Association.

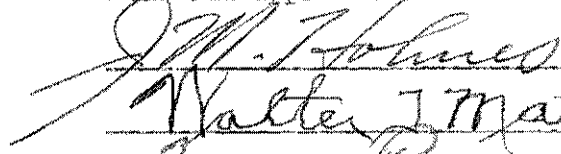
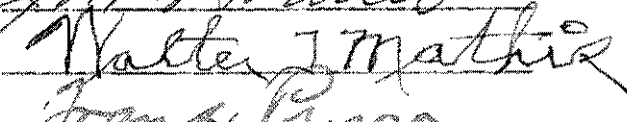
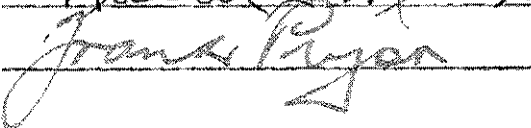
Stewart, Chasteen and O. E. McGuire met with Holmes and Greene October 27, 1952, and Stewart said he believed he could get all of the surviving Directors of the old corporation to sign a deed on the property conveying it to the new corporation, and then the new corporation would be in a position to negotiate a loan or take some course of action. He asked that the Conservancy District delay taking action for 30 days and that at the expiration of the 30 days he would report progress. He did not report to Holmes and Greene but he and Rose conferred frequently and finally on January 24, 1953, Stewart told Rose he had been unable to get the Directors of the old corporation to cooperate in signing the deed. Rose told him the District, under the circumstances, was going to apply for a Tax Deed and Stewart offered no objection nor did he ask that the action be further delayed.

After reading the foregoing memo, Mr. Holmes moved and Mr. Mathis seconded the motion, which was carried, that Greene file without delay the application for a Tax Deed.

There being no further business, the meeting adjourned.


Secretary

Read and approved:

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

R. C. No. 128

Plaintiff WILLIAM MILNE and CARL MILNE

Judgment Entered

Docket No. 35136 July 17, 1952 Conservancy File No. 719

Description of Property:

Lot 3, Block 39, South Pueblo

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2354	9.40			

All unpaid Conservancy taxes on this lot to and including the assessment for the year 1954 not represented by Certificates of Purchase are to be cancelled on the records of the County Treasurer.

Number Certs. Cancelled One Total Amount Cancelled \$ 9.40

FUTURE ASSESSMENTS CANCELLED

19____ to 1954, Inc. _____ years @ \$ _____ \$ _____

1955 - 1 year @ \$ _____ \$ _____

Total Future Cancelled \$ _____ \$ _____

Total Canc. Certs and Future Assess. \$ _____

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

R. C. No. 139

Plaintiff VINCENT MASSARI and AMELIA MASSARI

Docket No. 35413 Judgment Entered Nov. 5, 1952 Conservancy File No. 746

Description of Property:

Lot 6, Block 48, South Pueblo

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1925	56218	7.66	1936	87784	9.62
1926	56226	9.24	1937	85461	8.43
1927	56268	8.52	1938	88106	8.43
1928	58107	8.52	1939	90870	8.43
1929	59806	8.50	1940	92863	8.42
1930	61591	8.51	1941	94678	8.42
1931	64740	8.51	1942	96320	8.42
1932	70829	8.50	1943	97596	8.41
1933	75182	8.41	1944	98765	8.40
1934	77940	8.40	1945	99986	8.39
1935	90504	10.43	1946	101047	8.41

Number Certs. Cancelled 22 Total Amount Cancelled \$ 188.98

FUTURE ASSESSMENTS CANCELLED

19 to 1954, Inc. years @ \$ \$

1955 - 1 year @ \$ \$

Total Future Cancelled \$ \$

Total Canc. Certs and Future Assess. \$

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE
BEEN CANCELLED BY COURT DECREE

R. C. No. 140

Plaintiff VINCENT MASSARI and AMELIA MASSARI

Judgment Entered
Docket No. 35413 November 5, 1952 Conservancy File No. 748

Description of Property:

Lot 9, Block 48, South Pueblo

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1934	77941	6.10	1941	94679	6.12
1935	90505	7.45	1942	96321	6.12
1936	87785	6.91	1943	97597	6.11
1937	85463	6.09	1944	98766	6.07
1938	88107	6.09	1945	99987	6.09
1939	90871	6.10	1946	101048	6.09
1940	92864	6.10			

Number Certs. Cancelled 13 Total Amount Cancelled \$ 81.44

FUTURE ASSESSMENTS CANCELLED

19____ to 1954, Inc. _____ years @ \$ _____ \$ _____

1955 - 1 year @ \$ _____ \$ _____

Total Future Cancelled \$ _____ \$ _____

Total Canc. Certs and Future Assess. \$ _____