

*Timberline*

Quorum should be 51% Owners – need 7 owner votes in person or by proxy.

Meeting minutes – minutes are a report of what went on at the meeting, not whether the meeting was “legal” or not. Anything voted at meeting may be discussed at this meeting and another vote taken.

#### Financial reports

Condominium Declaration ended in 2000 according to Article 10, Paragraph 10.1 of the Condominium Declaration for Timberline Condominiums (page 21) (recorded page 096421). Declarant is no longer a part of the Association and has no special standing with the Association or the property. This means Earl Johnson no longer has the right to build a fourth building and all of the property is owned by the Association owners. If anything is built, the owners must do it.

The By Laws need to be cleaned up and have referenced to multiple owners and the Declarant removed. This is also where the number of Board members needs to be addressed, when meetings are held, etc. Association management can provide copies of other like associations’ By Laws for a committee to peruse.

Location of community grill – The association bought a grill four years ago and have not yet decided where to place it on the property.

Parking – Do we need to decide where people can park in front of their unit and restrict others from parking. This could mean having vehicles towed by the Association which creates a responsibility to the association for the towed vehicle.

Signage – Do you want a new sign? What about parking signage?

#### Proposed 2003 Budget

Board Elections – at Annual meeting of 1996, vote was taken to increase the Board to five people. This should be the number of Board members at this time. Since the two remaining Board members (Brad and Earl) are all that is left from last year, probably the easiest way to resolve this issue is to allow one of these Board members to serve for two years more and one to serve for one more year. Then elect three more Board members. Two of these new Board members will serve two years and one will serve one year. This will make the Board have two members elected again next year and three members elected the following year. Following this, each year, either two or three Board members will be elected each serving two year terms.

*Map* Book *111* Page *191*  
Filed For Record *8-24-83* at *4:00 P.M.* Stella M. Lopez, Recorder

FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION FOR  
TIMBERLINE CONDOMINIUMS

This first amendment to the Condominium Declaration for Timberline Condominiums is made with the consent and approval of all of the owners and the mortgagees of the units of the Timberline Condominiums, pursuant to the terms and provisions of the original Condominium Declaration for Timberline Condominiums, recorded with the Colfax County Clerk on December 24, 1980 in Book 96 Miscellaneous, Pages 401-446.

This First Amended Declaration shall amend the original Declaration as follows:

1. The Condominium Floor Plan for certain of the units has been changed in accordance with Exhibit 1 attached hereto and incorporated herein by reference. This Floor Plan applies to Units #105 to 116, inclusive, now renumbered as Units #201 to 204, #301 to 304, and #401 to 404 inclusive.

2. The Unit Number, Value, Square Footage and Percentage Interest of Units #105 to 116, inclusive, now renumbered as

Units #201 to 204, #301 to 304 and #401 to 404, inclusive, have been changed in accordance with Exhibit 2 attached hereto and incorporated herein by reference.

3. Section 2.2 is changed to read as follows:

2.2 Physical Description of Condominium Units. There will be four separate two story buildings, each consisting of four units for a total of sixteen units, all devoted to residential purposes only. Construction of the building shall be frame with wood interior and stucco exterior. Common walls are studs covered with sheet rock. Interior ceilings are of gypsum board and the floors shall be tile or carpet laid over wood decking or concrete. All apartments shall be supplied with electricity, sewer and water. Each Unit shall be heated by an individual baseboard heating system and each Unit shall have at least one fireplace.

Dated this 3rd day of AUG , 1983.

  
ROBERT J. BYARD

  
ELEANOR L. BYARD

RICHARD K. NOLEN

BARBARA B. NOLEN

BY

Its President

~~SARAH K. BROWN~~

By

Its President

By

Its Vice-President

SS:

The foregoing document was acknowledged before me this 3rd day of AUGUST, 1983, by ROBERT J. BYARD and ELEANOR L. BYARD, his wife.

NOTARY PUBLIC

ALICE M. KOTMYER, Capt, USAF  
Assistant Staff Judge Advocate  
433-74-2230; New Orleans, LA 70122

\_\_\_\_\_, 19\_\_\_\_.

STATE OF KANSAS           )  
                                  ) ss:  
COUNTY OF SEDGWICK    )

The foregoing document was acknowledged before me this  
17<sup>th</sup> day of August, 1983, by RICHARD K. NOLEN and  
BARBARA B. NOLEN, his wife.

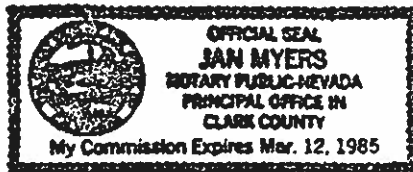
Richard M. Johnson  
NOTARY PUBLIC

My commission expires:

4 - 6, 1984.

STATE OF NEVADA           )  
                                  ) ss:  
COUNTY OF \_\_\_\_\_)

The foregoing document was acknowledged before me this  
19<sup>th</sup> day of August, 1983, by ~~IRWIN M. BROWN~~ and SARAH  
~~R. BROWN, MRS. BROWN~~ JOHN M BANGLE



John M. Bangle  
NOTARY PUBLIC

My commission expires:

March 12,, 1985.

STATE OF KANSAS           )  
                                  ) ss:  
COUNTY OF SEDGWICK    )

The foregoing document was acknowledged before me this  
17<sup>th</sup> day of August, 1983, by Earl W. Johnson, President  
of E. W. JOHNSON, INC., a Kansas corporation, for and on behalf  
of the corporation.

Richard M. Johnson  
NOTARY PUBLIC

My commission expires:

4 - 6, 1984.

[illegible]

The foregoing document was acknowledged before me this 22nd day of August, 1983, by Terry Crumby,  
Vice President of GATES CITY BUILDING &  
LOAN ASSOCIATION, a New Mexico corporation, for and on behalf  
of the corporation.

Alice Ann  
NOTARY PUBLIC

My commission expires:

12/7/ \_\_\_\_\_, 19 85.

EXHIBIT 2

TIMBERLINE CONDOMINIUMS

<u>Unit No.</u>	<u>Value</u>	<u>Square Footage</u>	<u>Percentage Interest %</u>
101 Bldg. 1	\$53,500	648	5.4
102 Bldg. 1	70,000	852	7.1
103 Bldg. 1	55,500	648	5.4
104 Bldg. 1	72,000	852	7.1
201 Bldg. 2	77,000	750	6.25
202 Bldg. 2	77,000	750	6.25
203 Bldg. 2	79,000	750	6.25
204 Bldg. 2	79,000	750	6.25
301 Bldg. 3	77,000	750	6.25
302 Bldg. 3	77,000	750	6.25
303 Bldg. 3	79,000	750	6.25
304 Bldg. 3	79,000	750	6.25
401 Bldg. 4	77,000	750	6.25
402 Bldg. 4	77,000	750	6.25
403 Bldg. 4	79,000	750	6.25
404 Bldg. 4	<u>79,000</u>	<u>750</u>	<u>6.25</u>
TOTALS	\$1,187,000.00	12,000	100%

The stated Percentage Interest of each unit has been computed by taking the square footage of each unit as a percentage of the square footage of all the units. Square footage represents exterior dimensions. It doesn't include balconies or stairs.

Unit 101 is a first story, 1-bedroom unit. Units 102, 201, 202, 301, 302, 401 and 402 are 2-bedroom, first story units. Unit 103 is a second story, 1-bedroom unit. Units 104, 203, 204, 303, 304, 403 and 404 are 2-bedroom, second story units.