



Welcome to the 2026 TAI Annual Meeting!

July 18, 2026

Canaan Valley, WV • Davis, West Virginia

Election Results

YOUR VOTE HELP SHAPES OUR COMMUNITY

Reviewing the results of the 2026 Association election, including the Board of Directors race and the outcome of member ballot initiatives.

Introducing Your New TAI Board Members



Blake Truman

Permanent Resident
381 Maple Avenue



David Eigner

Vacation Homeowner
117 Cherry Drive



Joe Ross

Vacation Homeowner
291 Cabin Mountain Road



Tony Bishop

Lot Owner
MS-11

Adopted Bylaw Amendments

Add Association Secretary to Executive Board

- This amendment adds the **Secretary** to the Executive Board, making them a full member alongside the President, Vice-President, and Treasurer.

86.9%
YES VOTE

Electronic Voting as Default Election Method

- This amendment makes electronic voting the **new default** for members who don't choose a method, and removes the requirement that general votes take place at in-person meetings.

89.1%
YES VOTE

Clarify Definition of "Members in Good Standing" for Voting Purposes

- This amendment standardizes the term **"in good standing"** across the bylaws, ensuring only members current on their assessments can vote, run for the board, request recounts, or inspect records.

88.2%
YES VOTE

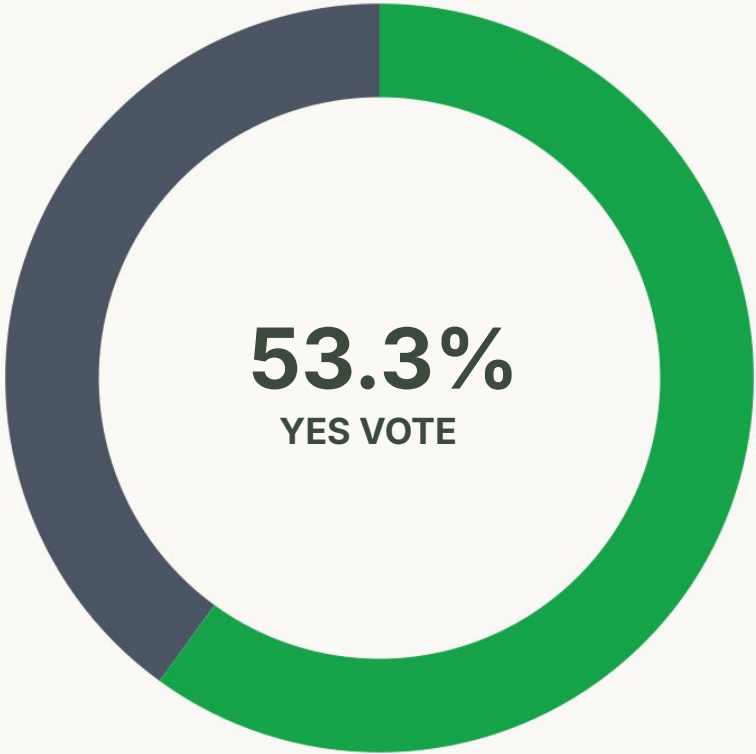
■ YES ■ NO

RESOLUTION UPDATE

All three proposed bylaw amendments have been approved by the membership and are now adopted.

Recreation Fee Referendum Results

Members approved continuing the Recreation Fee, which will remain in effect.

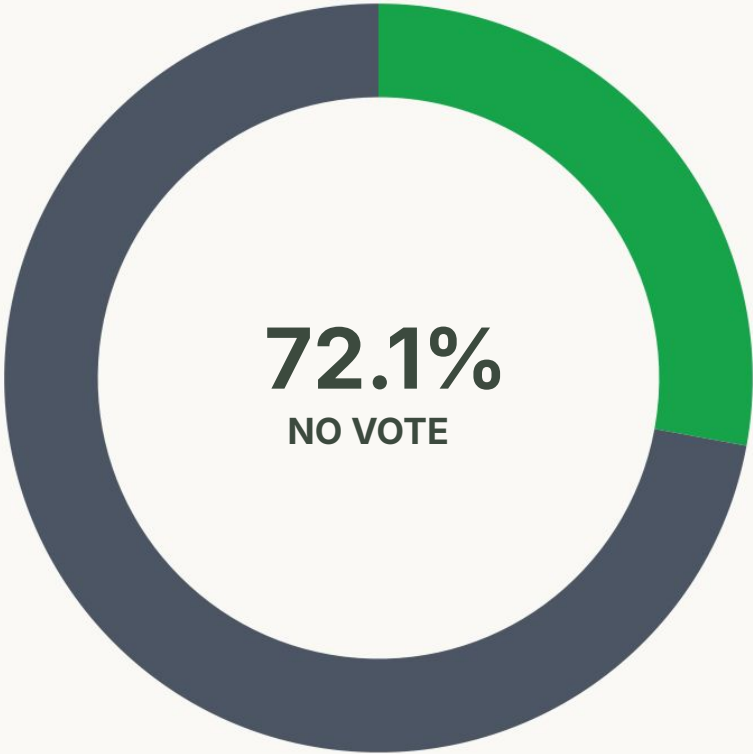


■ YES ■ NO

✓	Yes / Approve	192
✕	No / Reject	128
👥	Total Ballots Cast	320

Paving Project Referendum Results

Members did not approve the paving proposal, and the project will not move forward at this time.



■ YES ■ NO

✔ Yes / Approve	89
✖ No / Reject	230
👥 Total Ballots Cast	319

Treasurer's Report

FINANCIAL ACUITY AND OVERSIGHT

A review of the Association's financial performance, revenues, expenses, and year-end financial position.

Finance Report

FINANCIAL ACUITY AND OVERSIGHT

An update on budgeting, reserve planning, and financial priorities supporting TAI's long-term sustainability.

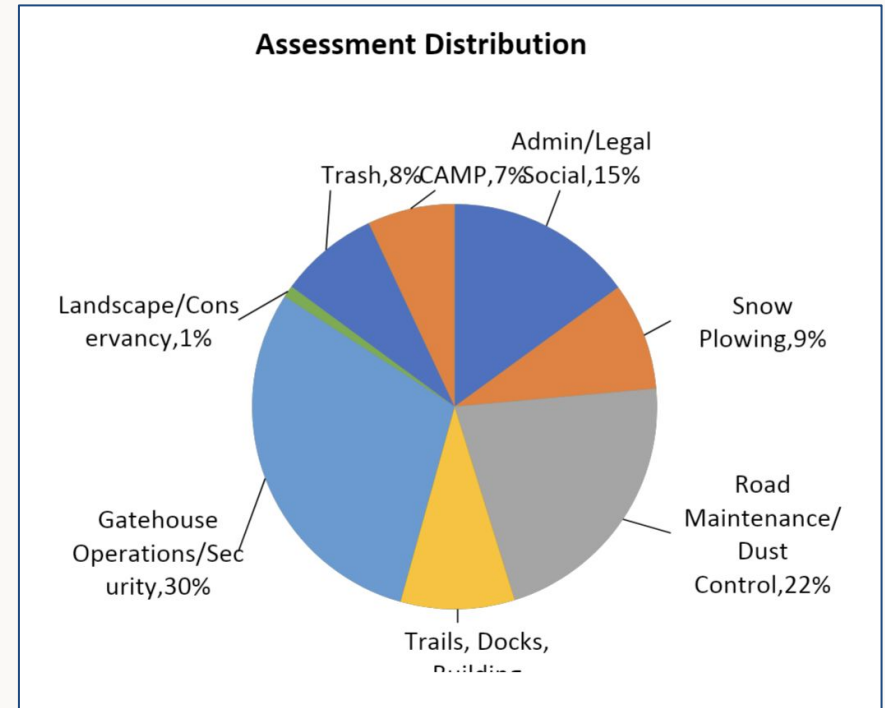
2027 Operating Budget

A summary of projected revenues and planned expenditures for the Association's day-to-day operations.

Where do your assessment dollars go?

2027 operating expense allocation by major spending category

category	budget	% of total operating expenses
Maintenance	\$392,869	40.4%
Gatehouse and Security	\$287,096	29.5%
Administration	\$154,234	15.8%
Waste Management	\$82,437	8.5%
Other Operating Expenses	\$46,600	4.8%
Conservancy and Landscape	\$9,859	1%
TOTAL 2027 OPERATING EXPENSES	\$973,095	



Recreation Fee Vote Impact

Road Maintenance Updates

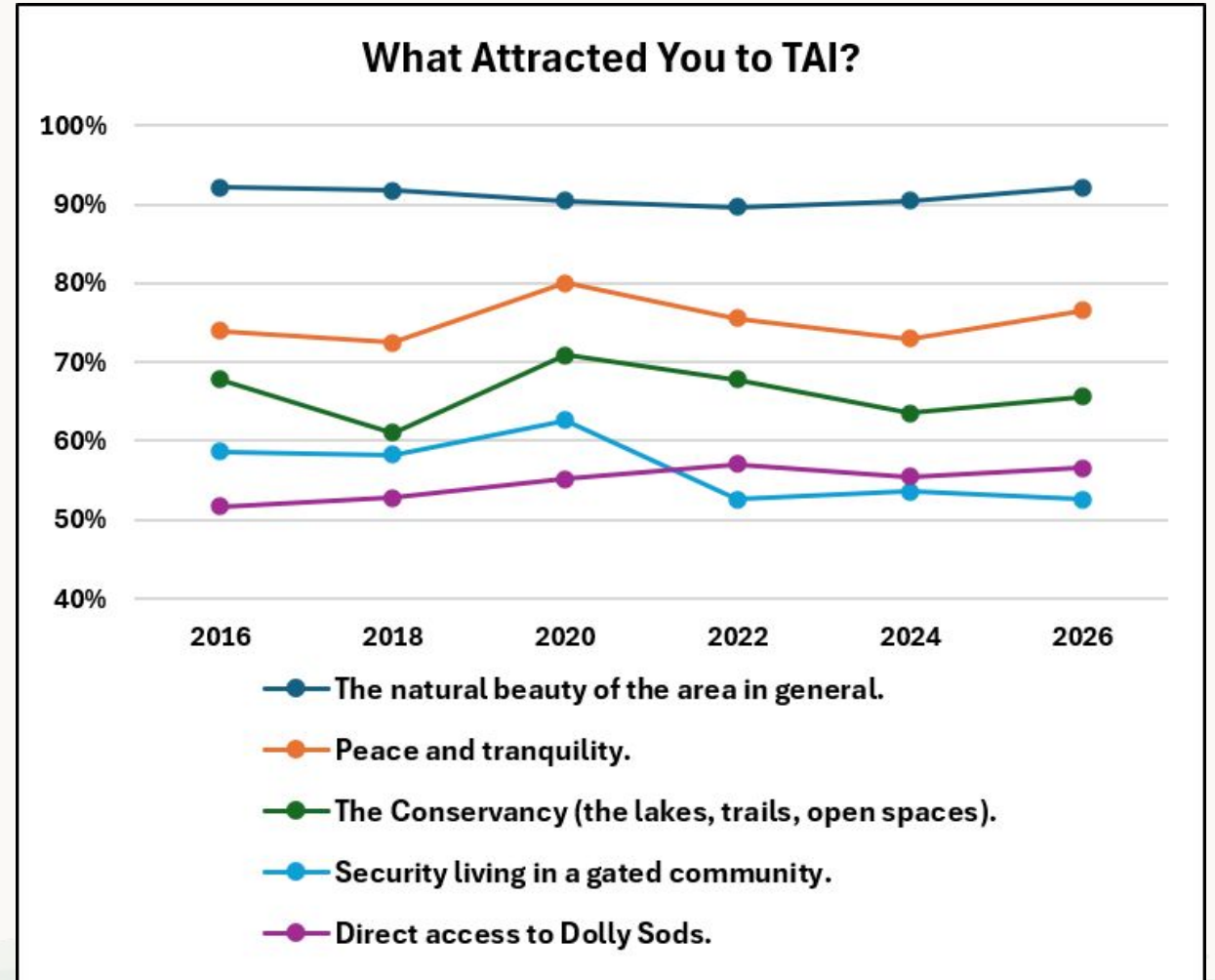
Long Range Planning Committee

A DECADE OF MEMBER INSIGHTS

Member satisfaction surveys conducted every two years since 2016 provide valuable insight into community priorities, helping the Long Range Planning Committee identify trends, measure progress, and plan for the future.

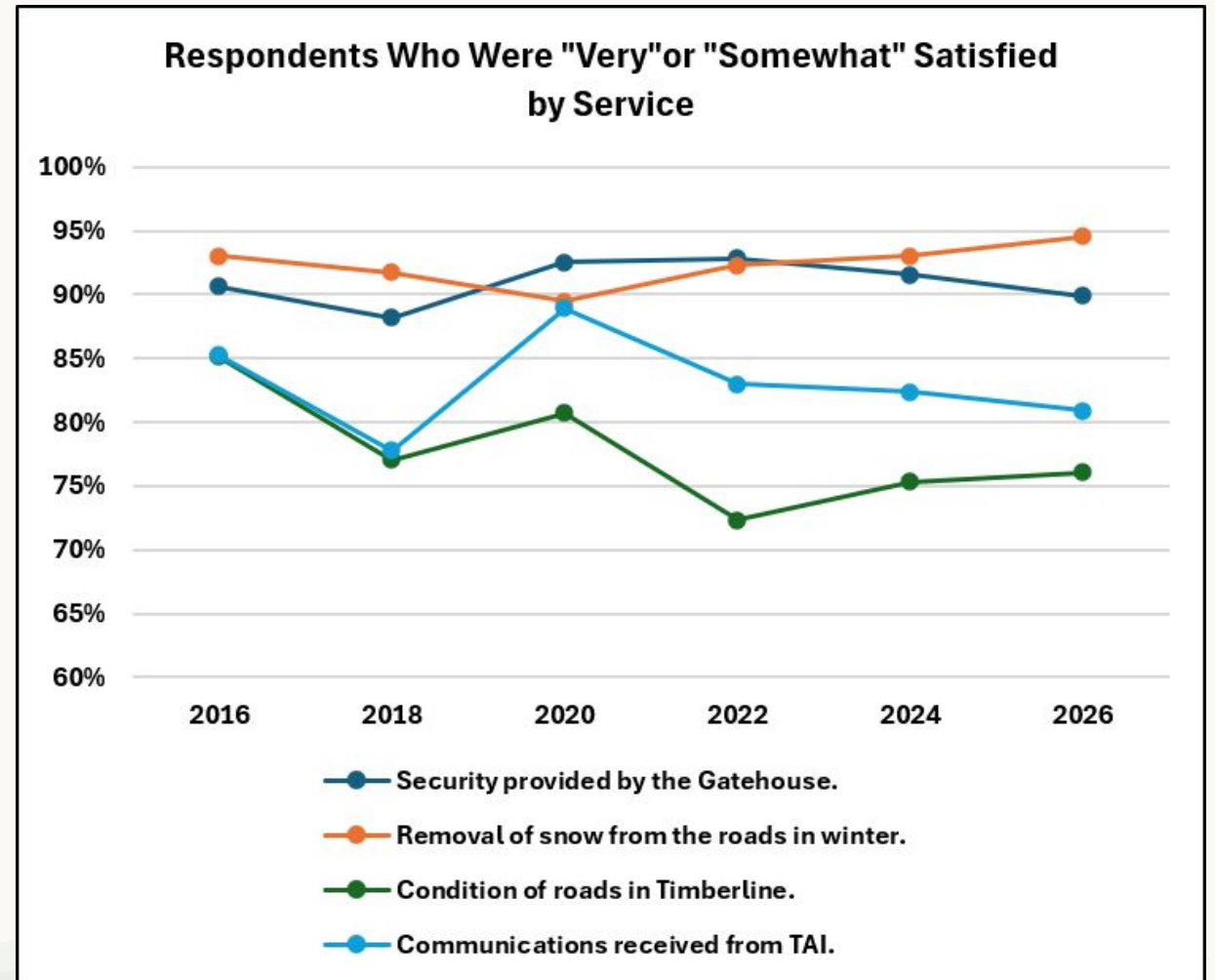
The natural environment and peace and tranquility are important to our members.

- When asked "What attracted you to TAI", more than 90% selected "the natural beauty of the area".
- "Peace and tranquility" and the "Conservancy" were also key attractions.
- While more than half of the respondents saw "security living in a gated community" as an attraction, its importance is declining while "direct access to Dolly Sods" is gaining in importance.



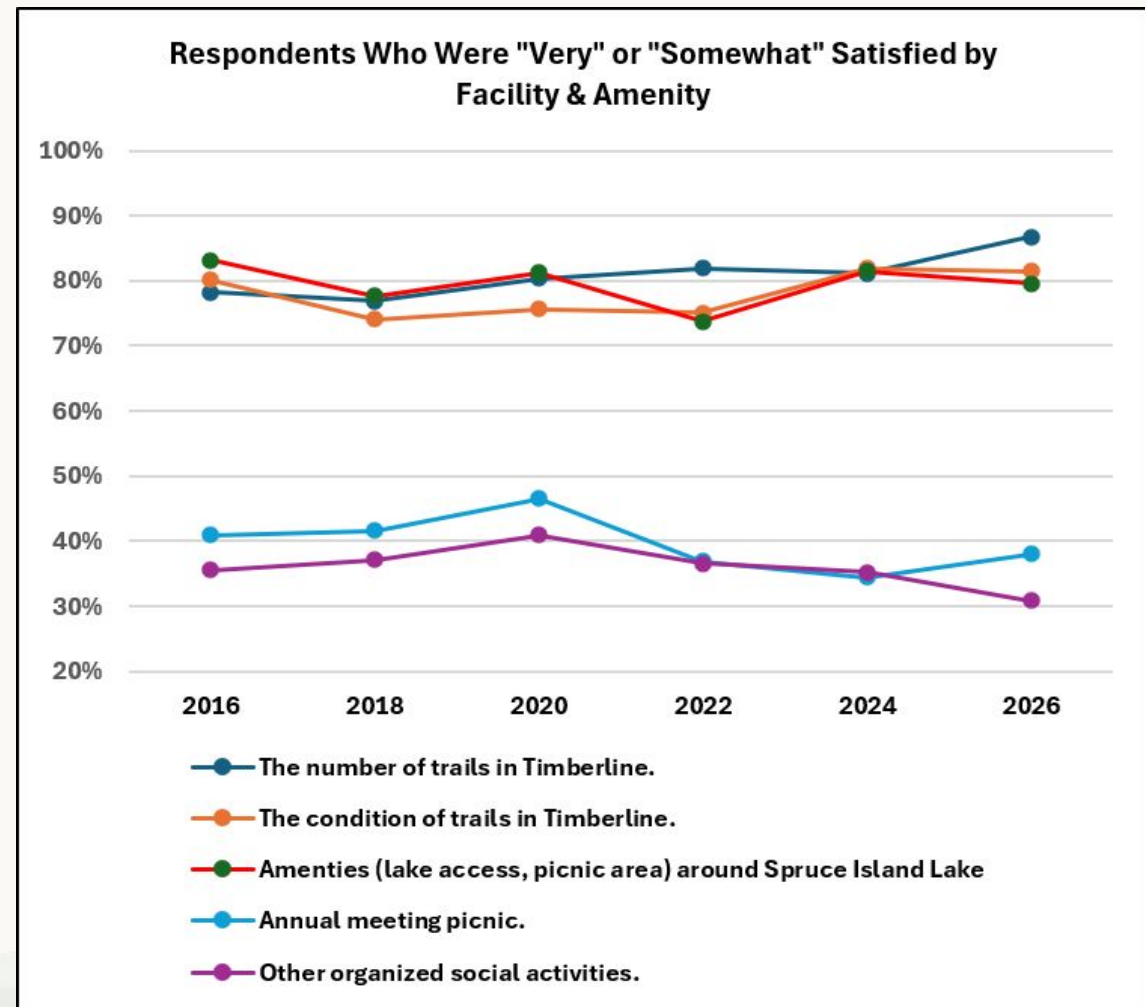
Members were generally satisfied with the services provided by TAI.

- The majority of the respondents expressed satisfaction with the various service provided by TAI.
- Satisfaction rates were high (90%+/-) for security provided by the gatehouse and snow removal.
- Roads are somewhat problematic. While the overall satisfaction rate was above 70%, members were less satisfied with the road conditions compared to other services.



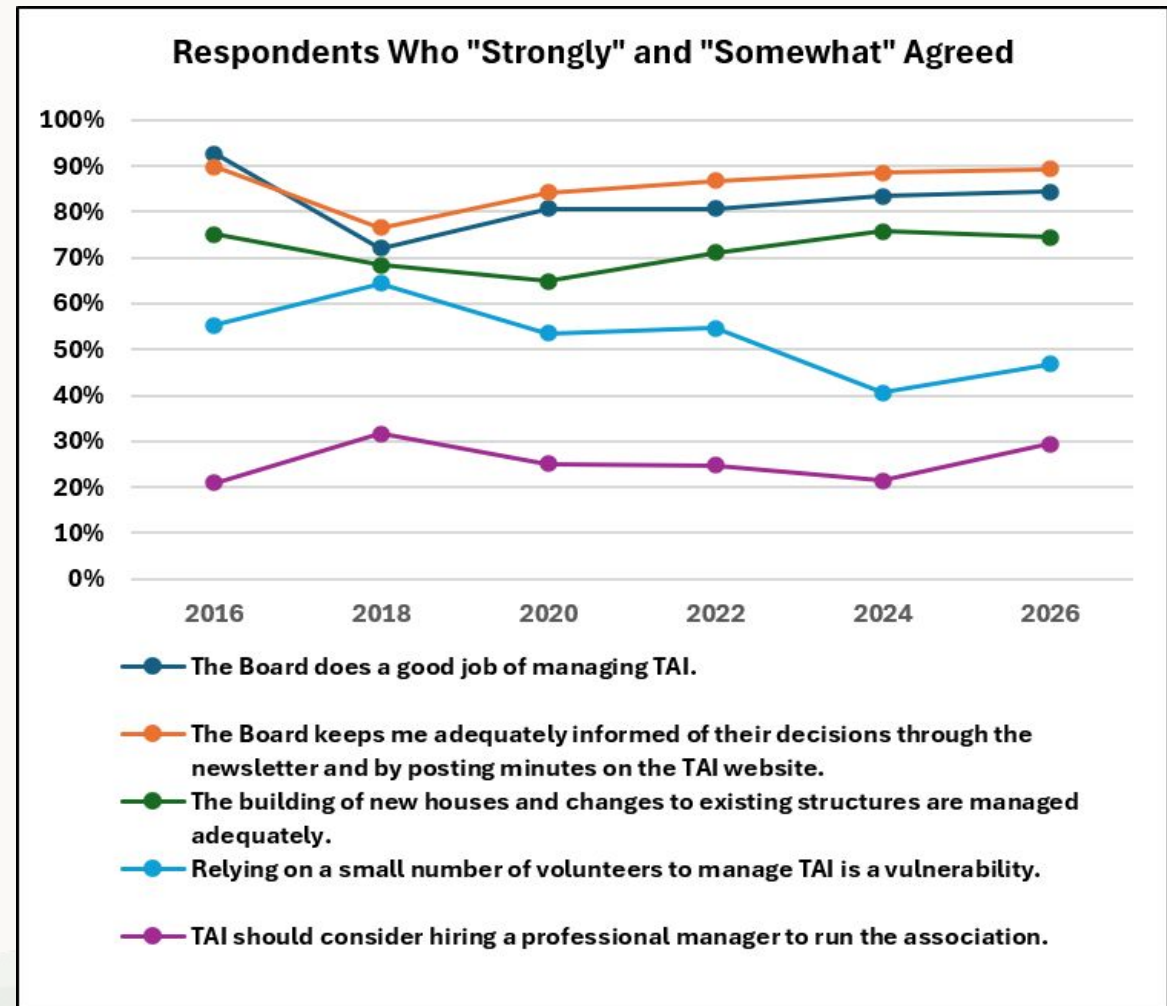
Members were satisfied with the facilities but less so with events, reflecting participation.

- The majority of the respondents were satisfied with the trails and the amenities around Spruce Island Lake.
- The increase in satisfaction on the condition of trails reflects the effort volunteers have been putting in to improve them.
- The low satisfaction levels for the annual picnic and social activities reflects low participation (just under half said they had not participated).



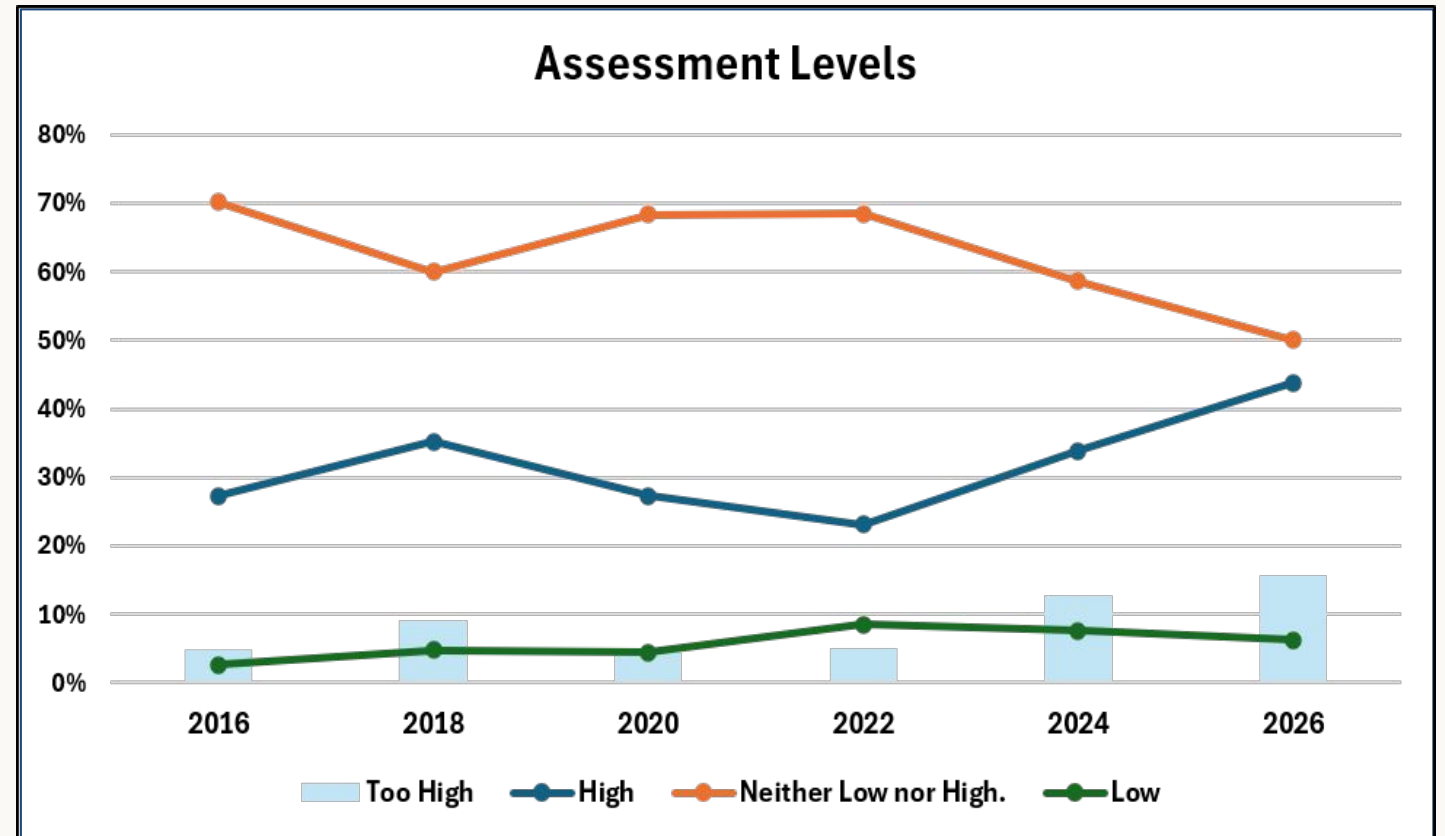
Members were satisfied the management of the association.

- The majority of the respondents were satisfied with the performance of the Board, the level of communications and the management of new buildings and alterations.
- Around half of the respondents see relying on volunteers as a vulnerability (although this has been declining).
- Support for hiring a professional manager has ranged been 20% to 30%.



There is increasing concern over assessments.

- Increasingly members are seeing assessments as high.
- Those who consider assessments “too or somewhat high” nearly doubled from 23% in 2022 to 44% in 2026. Those who considered it “too high” tripled from 5% to 16%.
- On the other hand, those who considered it “neither high nor low” decreased from 68% in 2022 to 50% or just half in 2026.



Key Insights

- While there will always be controversies, such as dust and dust management, on the whole, the members are satisfied with the services, facilities and amenities provided by TAI, and with the current organization and management of the association.
 - However, there is increasing discontent over the assessments, or the increasing cost of operating the association.
 - Going forward, the association needs to protect the natural environment and improve or maintain the current levels of services and amenities while looking for ways to control costs.
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Strategic Plan Update

TURNING VISION INTO ACTION

Progress on the Board's strategic priorities, accomplishments, and initiatives guiding the future of the Association.

Strategic Plan Update

Our Focus During Year One

- 19 goals – 12 goals were “front loaded”
 - 50% success rate
 - operational challenges
 - looking forward
- 
- The bottom of the slide features a decorative graphic consisting of several overlapping, wavy, light green lines that create a sense of movement and depth, resembling a stylized horizon or a series of rolling hills.

Welcome to New TAI Members

A WELCOMING AND INCLUSIVE COMMUNITY

Introducing and welcoming the newest members of the Timberline Association community.

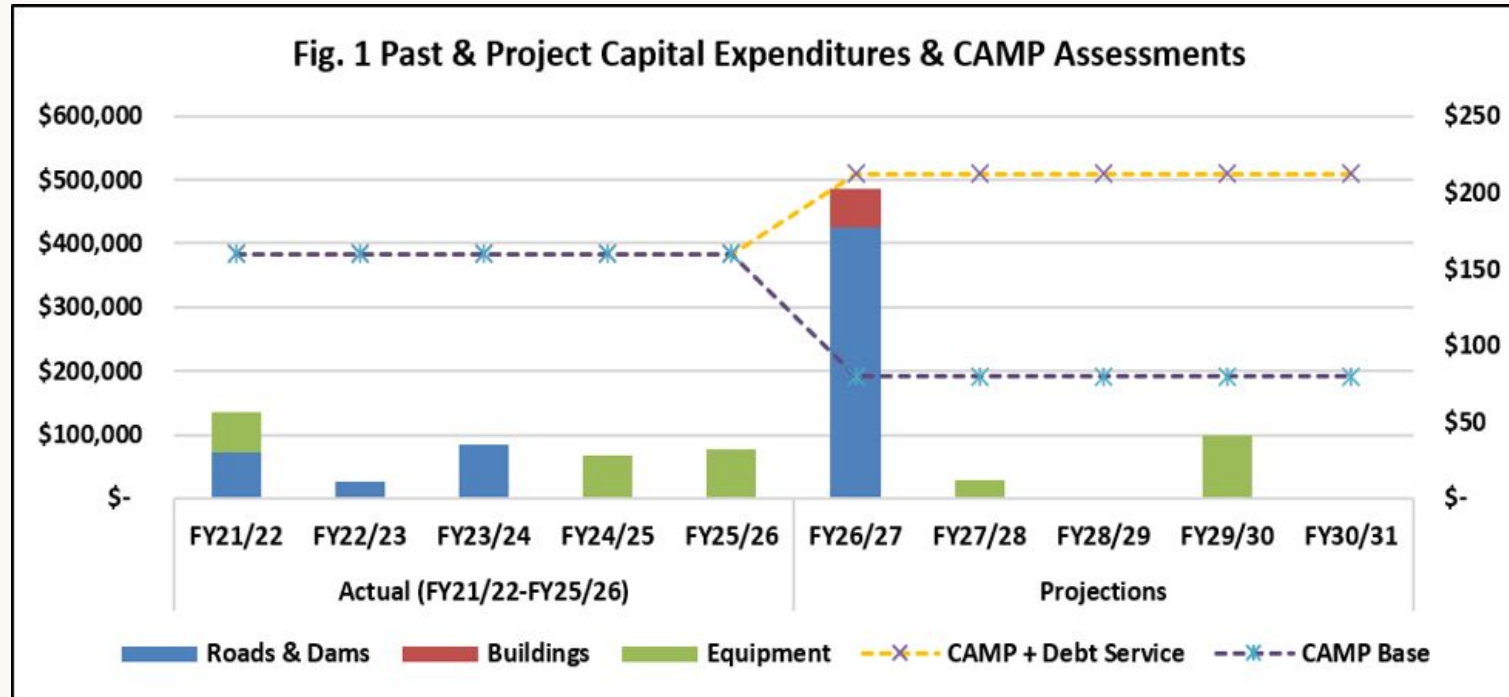
Welcome to our newest TAI members!

- Joseph and Carla Gorman
 - MAT Properties, LLC
 - Andrew and Kelly Thomas
 - Elizabeth Spencer
 - David and Kim Nelson, Sr.
 - Matthew Neverusky
 - David and Stephanie Lorenze
 - Charles Wade and Auvid Momen
 - Juliana Anzalone and Matthew Evans
 - John and Thisbe Cooper
 - Mike and Sharon Frazier
 - Ryan Stansbury
 - Chris Walton
 - Jim Cunningham and Erin Alexander
 - Catrina Hopping
- 

Committee Reports

Capital Asset Management Program (CAMP) Committee

Capital Expenditure Plan and CAMP Assessments



- Funding requests were received from:
 - Ad Hoc Paving and Financing Committee for \$500K to pave the highly trafficked road sections in FY26/27
 - Maintenance Committee to: (a) reduce the Office/Maintenance Building Rehab cost (scheduled for FY26/27) from \$75K to \$55K; (b) replace the back-up generators for \$25K in FY27/28; and (c) replace the large dump truck for \$100K in FY29/30.
- The Board voted to accept the proposals and agreed to subject the paving to a separate vote.
- The cost of Office/Maintenance Building Rehab and the generators were increased by \$5K to include a contingency. The cost of paving was subsequently updated to \$425K.
- The Five-Year Capital Expenditure Plan is as follows:
 - FY26/27: Office/Maintenance Building Rehabilitation (\$60K) & Paving (\$425K)
 - FY27/28: Back-up Generators (\$30K)
 - FY28/29: Nothing planned
 - FY29/30: Large Dump Truck Replacement (\$100K)
 - FY30/31: Nothing Planned
- CAMP Assessments
 - Without debt service (base) \$80 per lot per year.
 - With debt service (max) \$212 per lot per year.

Security Committee

Architectural Review Committee

Recreation Fee Committee

Communications Committee

A WELCOMING AND INCLUSIVE COMMUNITY

Building the processes that support a more informed membership through clear, consistent, and transparent communications that strengthen member engagement.

Building a Stronger Communications Foundation:

Our Focus Over the Past Six Months

We established TAI's first official communications framework to begin actively promoting greater consistency, transparency and accountability across our entire homeowner network.

- ✓ **Unified Communications Standards:** Began implementing regular processes and guidelines to ensure all assets speak with a singular voice.
- 🔗 **Cross-Channel Integration:** Actively standardizing updates across *Timberflash* newsletters, dedicated email outreach, taiwv.com, community Facebook groups, and localized committee communications.

Key Takeaway

This is an ongoing process. TAI has historically operated without formal communications processes or standards. Building consistent practices—and organizational change—takes time, but each step strengthens how we serve our members.

Supporting a Better Member Experience

Progress Through Continuous Improvement



TAI Facebook Group

- **Welcoming Standards:** Updated group guidelines to build a respectful, informative community.
- **Faster Approvals:** Streamlined access process to welcome and approve new members quickly.
- **Official Accounts:** Centralized updates through the *TAI Admin* account to ensure consistency.



Better Coordination

- **Unified Updates:** Reducing member confusion by streamlining communications across channels.
- **Active Support:** Incorporating communications proactively and strategically.
- **Broader Collaboration:** Partnering with Board and committee chairs to ensure complete communications.



Resource Guidelines

- **Consistent Forums:** Revised forum rules to preserve welcoming online environments.
- **Active Outreach:** Partnering with committees to improve communication and timely flow of information.

Key Takeaway

Clear, consistent communication doesn't happen by accident. It requires coordination, planning, and collaboration to ensure members receive accurate information they can trust.

Looking Ahead: Where Do We Go From Here?

Next Steps & Ongoing Objectives

PHASE 1



Launch Member Survey

Deploy the official Communications Member Survey in August 2026 to collect structural feedback.

PHASE 2

Prioritize Feedback

Analyze homeowner survey response data to reshape upcoming structural communications priorities.

PHASE 3



Refine Frameworks

Continue refining distribution workflows, channel standards, and messaging benchmarks.

VISION



Intentional Engagement

Strengthen neighbor connection through high-value, clear information exchanges—not simply more volume.

Key Takeaway

This is about creating better communication — not simply more communication. Every change and improvement we make is intended to strengthen transparency, increase engagement, and ensure every member feels informed, connected, and valued.



Conservancy Committee

TURNING VISION INTO ACTION

Progress on the Board's strategic priorities, accomplishments, and initiatives guiding the future of the Association.

Conservancy Committee

- trails
- Master Plan



Lakes and Ponds Committee

- Improving the Habitat
- Master Plan

Other Topics of Interest

Restoration of Swimming at Trout Pond



TIMBERLINE ANNUAL PICNIC @ SPRUCE ISLAND LAKE

Games starting at 3:30 pm



Dinner at 5:00 pm



THE PARTY HAPPENS
RAIN OR SHINE

Q&A

Thank you for your active participation and continued stewardship in
our beautiful community!

Official HOA Portal
taiwv.com

Gatehouse Access
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