

HOA Annual Meeting

April 8, 2025

Presented by: Kitch Walker
President



The background features abstract, overlapping green geometric shapes in various shades of lime and forest green, primarily located on the left and right sides of the slide. The central area is white, providing a high-contrast space for the text.

Missing Improvements Project

Missing/Never Completed
City-Guaranteed **Developer Improvements**

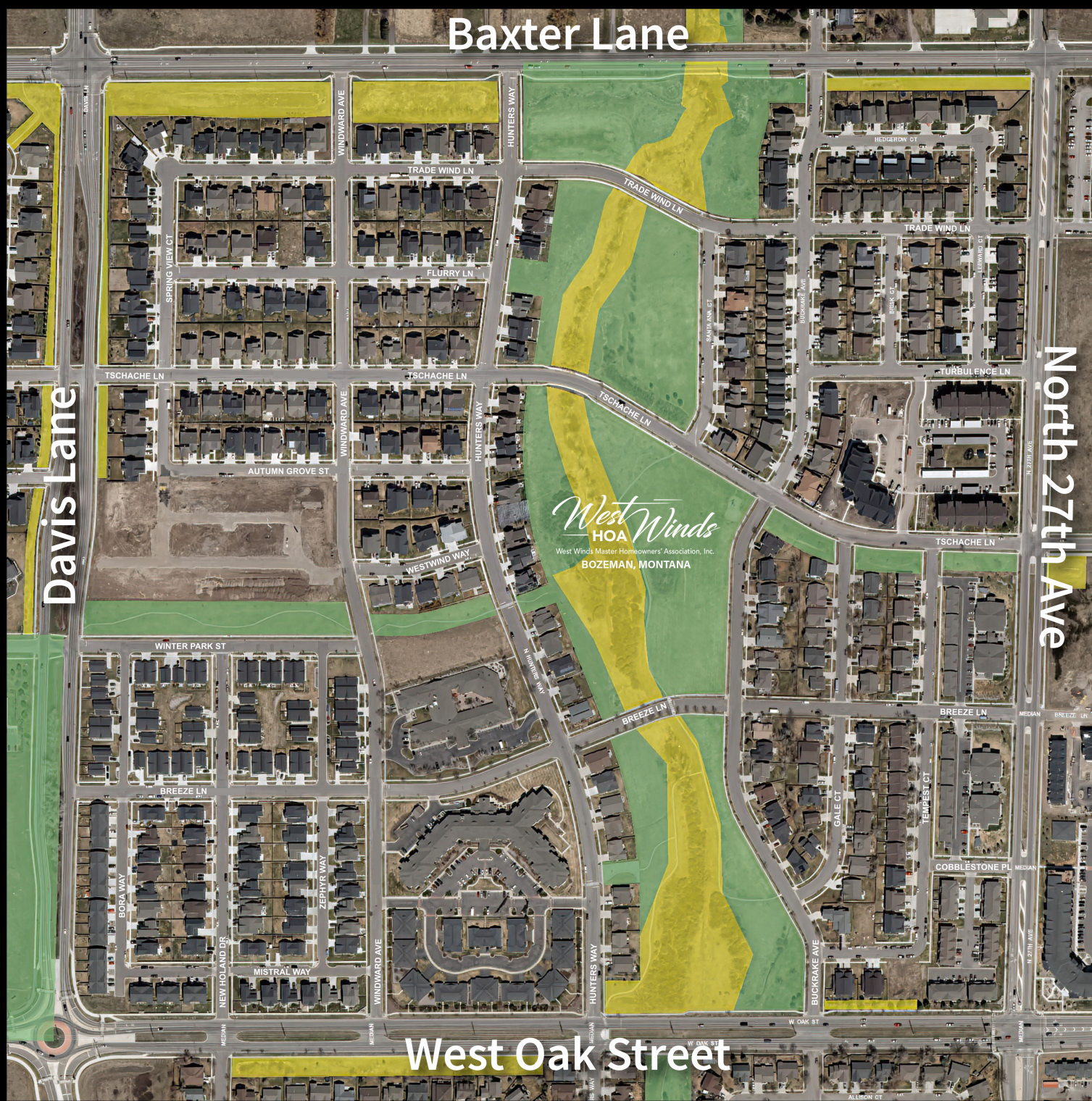
Baxter Lane

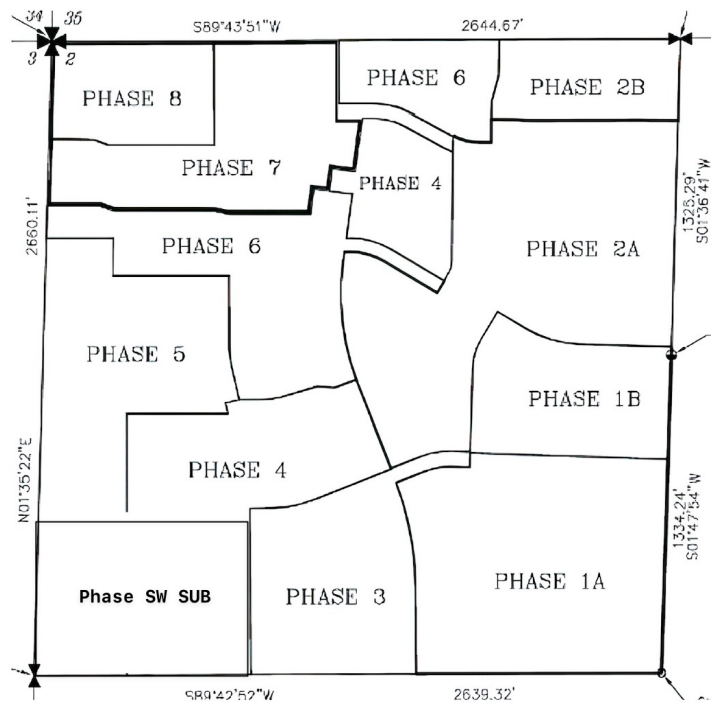
Davis Lane

North 27th Ave

West Oak Street

West Winds
HOA
West Winds Master Homeowners' Association, Inc.
BOZEMAN, MONTANA





Plat Maps

NINE (9) DIFFERENT WEST WINDS SUBDIVISION PHASES

Plat Maps

**NINE (9) DIFFERENT
WEST WINDS SUBDIVISION
PHASES**

PHASE 1A & 1B

[2005-09-23 Phase 1A & 1B - Final Plat Map](#)

[2008-02-28 Phase 1A & 1B - AMENDED Plat Map](#)

PHASE 2A & 2B

[2006-10-31 Phase 2A & 2B - Final Plat Map](#)

[2013-08-05 Phase 2A & 2B - AMENDED Plat Map LOTS 6A, 6B, 7A and 7B](#)

[2015-06-18 Phase 2A & 2B - AMENDED Plat Map LOTS 5A and 5B](#)

PHASE 3

[2007-03-02 Phase 3 - Final Plat Map](#)

[2007-06-13 Phase 3 - AMENDED Plat Map](#)

PHASE 4

[2008-09-30 Phase 4 - Final Plat Map](#)

[2016-11-21 Phase 4-5 - AMENDED Plat Map - SW Sub and Winter Park Condo Lots](#)

[2021-09-01 Phase 4 - AMENDED Plat Map - Spring Creek Inn Minor Sub](#)

PHASE 5

[2008-11-26 Phase 5 - Final Plat Map](#)

PHASE 6

[2014-10-14 Phase 6 - Final Plat Map](#)

PHASE 7

[2017-04-21 Phase 7 - Final Plat Map](#)

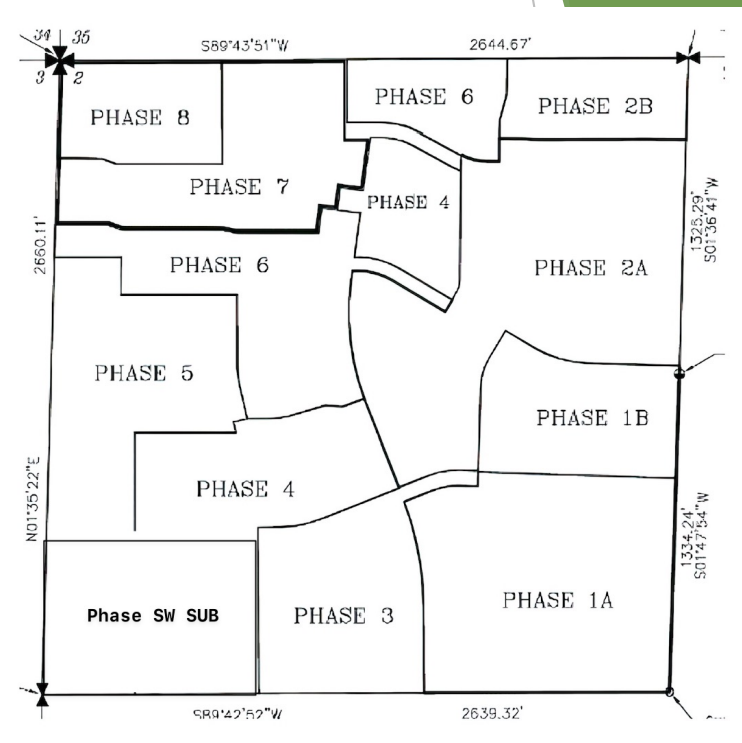
PHASE 8

[2017-04-21 Phase 8 - Final Plat Map](#)

[2017-09-22 Phase 8 - AMENDED Plat Map](#)

PHASE (9) SW SUB

[2018-12-28 Phase SW SUB - Final Plat Map](#)



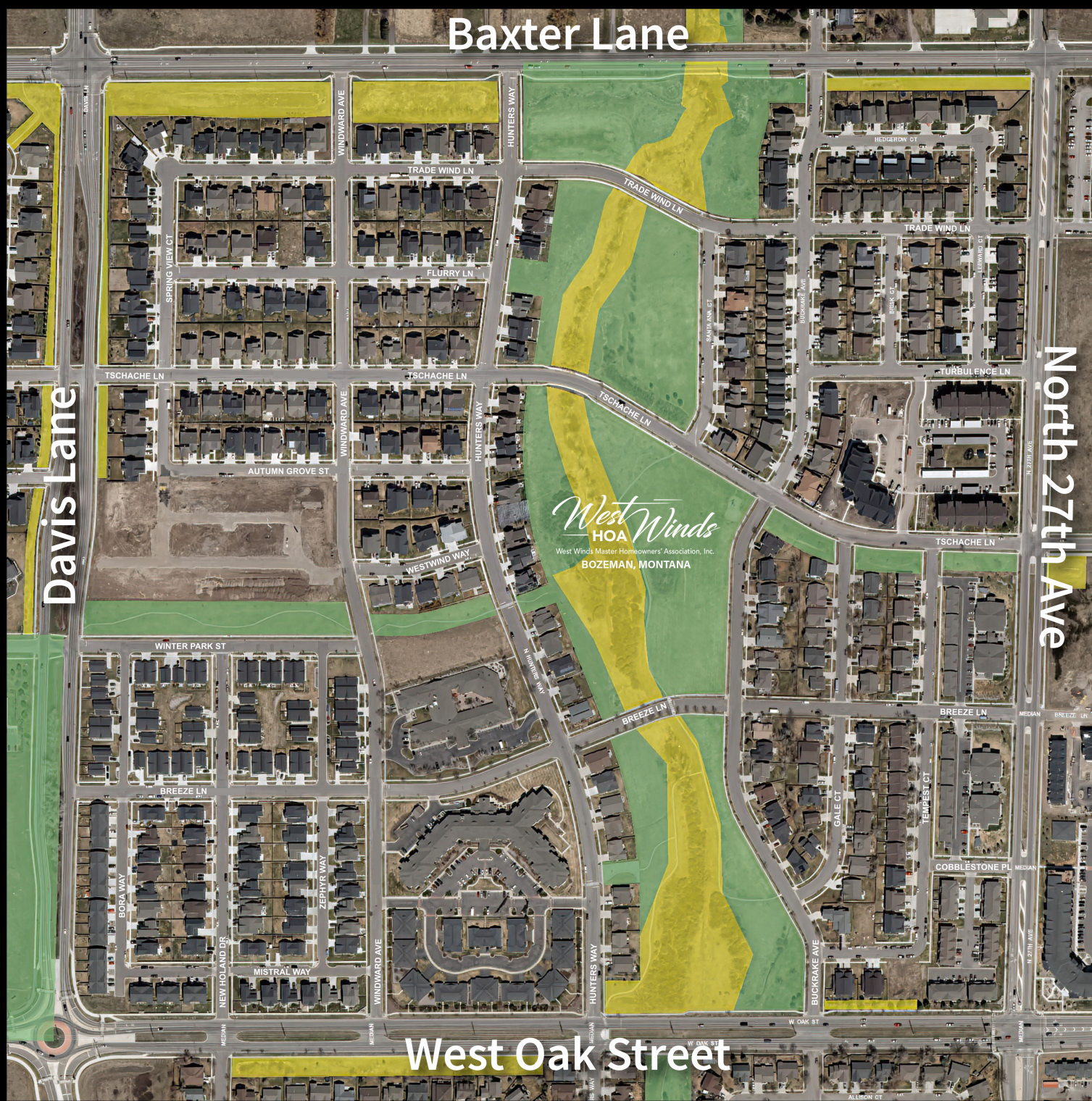
Baxter Lane

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Baxter Lane

Davis Lane

North 27th Ave

West Oak Street

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BOZEMAN, MONTANA



Irrigation & Mowing

Who is Responsible for Boulevards (Blvd), city parks, and HOA open space
Mowing, Irrigation Zones & Wells Maintenance?

West Winds HOA

Purple = HOA RESPONSIBLE for Blvds

Purple = HOA RESPONSIBLE for HOA Open Space

RED = HOA RESPONSIBLE Areas - NO Irrigation, Turf or Trees
Missing/Not Installed City-Guaranteed Developer Improvements

CITY Parks & Trails District - Bozeman

Teal = CITY Parks RESPONSIBLE for Blvds

Green = CITY Parks RESPONSIBLE for Parks

Blue = CITY Parks RESPONSIBLE - NO Irrigation, Turf or Trees
Missing/Not Installed City-Guaranteed Developer Improvements

Where **Located & Who's responsible for irrigation**
Well, Controls and Zones:

7 HOA-Responsible Well/Zone Controls,
Includes City PARK responsible zones

HOA: Zones 1-6, 8, 10 (7 not used)
City Parks: Zones 8, 9-24 (12, 17, 19, 20 not operational)

Well #7 NOTES

- Zone 5-split over two diff HOA Blvd segments along Davis Ln
- Zone 8-split over two diff HOA Blvd segments + waters BOTH City Park and HOA Blvds along Davis Ln
- Zone 10-split over two diff HOA blvd segments along Davis Ln + City Park Blvd along Winter Park St.

1-3 City Parks-Responsible Well/Zone Controls
Includes HOA-responsible zones

1 HOA: Zones 1-10, 11, 14
City Parks: Zones 11, 12, 13, 15, 16, 17

2 HOA: Zones 4-10
City Parks: Zones 1-3

3 HOA: Zones 1-14 (11 not used)
City Parks: Zones 12, 13, 15-26

Well #1 NOTES

- Zone 11-waters both Park Blvd (Buckrake) and HOA Open Space Baxter Ln & Buckrake

Well #3 NOTES

- Zones 12, 13 water both City Park and HOA Blvds along West Oak St

4-6 City Parks-Responsible Well/Zone Controls
ALL City PARK-responsible zones

WHO'S Responsible for **PARKS vs OPEN SPACE** areas Maintenance?

Yellow = HOA-owned Open Spaces = HOA is Responsible

Green = City-owned Parks & Trails District = City is Responsible

The background features abstract, overlapping green geometric shapes in various shades of green, primarily concentrated on the right side and bottom of the slide. The main text area is white.

For Example

Missing City-Guaranteed Developer Improvements
West Winds HOA

Phase 7

Example of:

Guaranteed Developer Improvements

IMPROVEMENTS AGREEMENT APPLICATION

1. PROJECT

Development Name: West Winds Major Subdivision Phases 7
Planning File Number: P14063

2. PROPERTY OWNER

Name: Mahar Montana Homes, LLC
Full Address: 13447 Highway 238, Jacksonville, OR 97530
Phone: 541-261-3031
Email: joe@maharhomesmt.com

3. APPLICANT

Name: Mahar Montana Homes, LLC
Full Address: 13447 Highway 238, Jacksonville, OR 97530
Phone: 541-261-3031
Email: joe@maharhomesmt.com

4. REPRESENTATIVE

Name: Clint Little, P.E., DOWL
Full Address: 2090 Stadium Drive, Bozeman, MT 59715
Phone: 406-586-8834
Email: clittle@dowl.com

5. PROPERTY

Full Street Address: SE corner intersection Baxter & Davis Lanes, Bozeman, MT 59715
Full Legal Description: See Attached
Current Zoning: R3

6. IMPROVEMENTS TO BE GUARANTEED

Attach a detailed estimate of remaining improvements proposed to be guaranteed. The estimate for any improvements to be dedicated to the public such as streets and water sewer street frontage landscaping, park improvements shall be prepared by an appropriate professional such as a civil engineer or landscape architect as applicable.

Type(s) of improvements proposed for guarantee: Davis & Baxter Lanes: Landscaping & Irrigation Improvements

Improvements Agreement Application IA		Page 1 of 3		Revision Date 1-05-16
Required Forms:	IA and Estimate	Recommended Forms:	Required Forms:	

Phase 7



IA

IMPROVEMENTS AGREEMENT APPLICATION

1. PROJECT

Development Name:

West Winds Major Subdivision Phases 7

Planning File Number:

P14063

2. PROPERTY OWNER

Name:

Mahar Montana Homes, LLC

Full Address:

13447 Highway 238, Jacksonville, OR 97530

Phone:

541-261-3031

Email:

joe@maharhomesmt.com

Phase 7

Guaranteed Developer Improvements

Anticipated date of installation: 7/15/2017

Name, company and title of individual who will be signing the improvements agreement and guaranteeing installation of improvements:

Joe Mahar, Mahar Montana Homes, LLC, Managing Member

Remaining Improvements Estimate Amount: \$ 28,035.64

Financial Guarantee Amount (1.5 X Estimate) \$ 42,053.46

An acceptable financial guarantee is required following approval of the financial guarantee amount. This guarantee shall be submitted along with an executed improvements agreement that you will receive from staff following approval of this application. The City accepts Cash, Letters of Credit from local banks or out of area banks where funds can be drawn by certified mail. Bonds may be accepted, but must be approved by the City Attorney and in a form provided by the City. Contact us if you plan to use a bond as your financial guarantee.

8. APPLICATION FEES AND MATERIALS

☒ Base fee \$482.00 or 1% of face value of guarantee, whichever is greater.

9. CERTIFICATIONS AND SIGNATURES

Anticipated date of installation: 7/15/2017

Name, company and title of individual who will be signing the improvements agreement and guaranteeing installation of improvements:

Joe Mahar, Mahar Montana Homes, LLC, Managing Member

Remaining Improvements Estimate Amount: \$ 28,035.64

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Phase 7

Guaranteed Developer Improvements

BOZEMAN^{MT}
Community Development

IA

IMPROVEMENTS AGREEMENT APPLICATION

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Planning File Number: P14063

2. PROPERTY OWNER

Name: Mahar Montana Homes, LLC
Full Address: 13447 Highway 238, Jacksonville, OR 97530
Phone: 541-261-3031
Email: joe@maharhomesmt.com



West Winds Subdivision Phase 7 Schedule of Values March 2, 2017

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
Landscape & Irrigation Improvements					
1	Davis & Baxter Lanes Boulevard / Open Space				
	Landscape (based on Bear Paw estimate)	1	LS	\$ 13,539.64	\$ 13,539.64
	Irrigation System (based on Bear Paw estimate)	1	LS	\$ 14,496.00	\$ 14,496.00
	Total				\$ 28,035.64
	Total				\$ 28,035.64
	1.5 times amount				\$ 42,053.46
	Infrastructure bonding amount (18-month)				\$ 42,053.46



West Winds Subdivision Phase 7 Schedule of Values
March 2, 2017

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Davis & Baxter Lanes Landscaping & Irrigation Improvements

5. PROPERTY

Full Street Address: SE corner intersection Baxter & Davis Lanes, Bozeman, MT 59715

Full Legal Description: See Attached

Current Zoning: R3

6. IMPROVEMENTS TO BE GUARANTEED

Attach a detailed estimate of remaining improvements proposed to be guaranteed. The estimate for any improvements to be dedicated to the public such as streets and water sewer street frontage landscaping, park improvements shall be prepared by an appropriate professional such as a civil engineer or landscape architect as applicable.

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Improvements Agreement Application IA		Page 1 of 3		Revision Date 1-05-16	
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Phase 7 Guaranteed Developer Improvements

Phase 7

Guaranteed Developer Improvements

**BEAR PAW
LANDSCAPES
& SPRINKLERS**
150 Red Fox Ln.
Bozeman, MT 59718

Estimate

DATE	ESTIMATE #
12/5/2016	1257

(406) 570-7898

NAME / ADDRESS
West Winds Park Mahar Homes Attn: Joe Mahar

ESTIMATE FOR BOTH DAVIS
AND BAXTER LANCES ALONG
BOTH PHASE 7 & 8 FRONTAGE.

LANDSCAPE

DESCRIPTION	QTY	COST	TOTAL
Plant Material as shown on plan. Includes planting and staking. Evergreen trees: 8' min. Deciduous trees 1.5-2.0" caliper. Shrubs 5 Gal.	1	12,215.00	12,215.00
Mulch rings around trees.	1	300.00	300.00
Prep Soil For Sod, Finish Grade, Rock Rake, Hand Rake. (FT)	55,890	0.11	6,147.90
Drill seed turf area. Spread fertilizer with seed. (ft2)	55,890	0.08	4,471.20
Top Soil Screened (YDS)	40	22.00	880.00
Shrub bed 1 and 2- Aluminum edging, weed fabric, and shredded cedar mulch.	11	525.00	5,775.00
Wetland seeding per specs. (ft2)	65,000	0.04	2,600.00
Wetland soil prep. (ft2)	65,000	0.02	1,300.00
Dump Truck Haul Off Debris/Rocks and Discard.	2	80.00	160.00
Estimate doesn't include top soil or placement. Must be at desired grade. I added a couple loads of screened soil for a really nice finish grade.			

Signature _____

TOTAL \$33,849.10

Thank you for considering Bear Paw Landscapes.

Phase 7

Guaranteed Developer Improvements



150 Red Fox Ln
Bozeman MT 59718

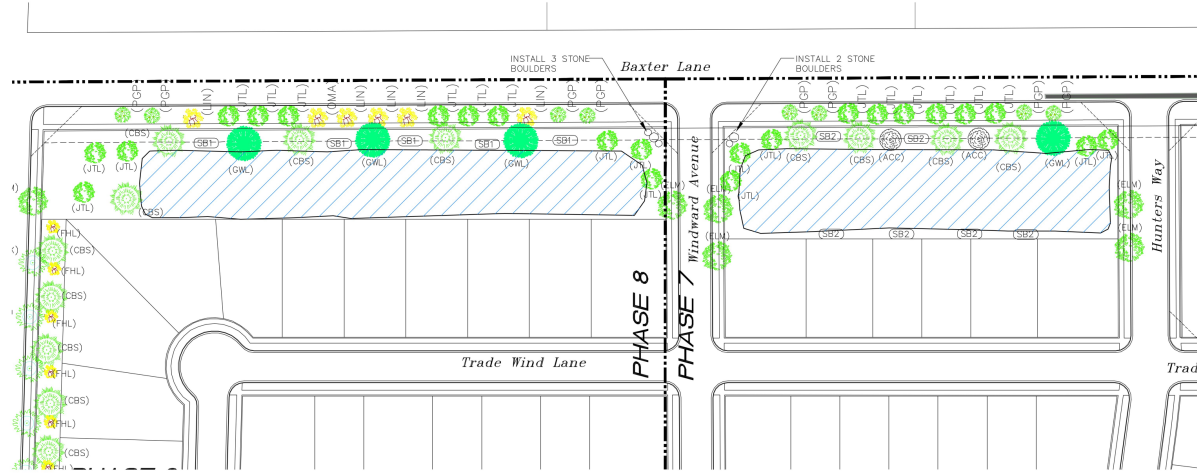
Estimate

Name / Address
Mahar Homes 1627 W Main Box 370 Bozeman MT 59715

ESTIMATE FOR BOTH DAVIS
AND BAXTER LANES ALONG
BOTH PHASE 7 & 8 FRONTAGE.

IRRIGATION

WWW.BEARPAWLANDSCAPES.COM (406) 581-3964	Date	Estimate #
	12/5/2016	1525
Description	Qty	Total
<p>WEST WINDS PHASE 7 & 8 Underground Sprinkler System Includes:</p> <ul style="list-style-type: none"> -Watts commercial/residential vacuum breaker/back flow preventer - Rain Bird residential/commercial gear driven rotors with rain curtain nozzle technology. (Areas between 17-50 ft) -Rain Bird 1800 Series adjustable spray head (Areas between 6- 17 ft) -Rain Bird residential/commercial indoor/outdoor digital controller and wiring -Rain Bird jar top valves -Trenches poly pipe install <p>Warrantee: -Three Year limited warranty from date of install on all manufacture defective sprinkler parts. Your sprinkler system has to be winterized if homeowner chooses to use another company to perform this task Bear Paw Sprinklers doesn't cover there work and warrantee will be void.</p> <p>To accept the bid contact Bear Paw Sprinklers at (406) 581-3964. This estimate valid 20 calendar days from date submitted.</p>		36,240.00
Total		\$36,240.00



BAXTER LANE W 1/2

Baxter Lane West 1/2 Phase 8 – Open Space yard – 630 linear feet
Elements Require / Column (Length / 50):

3	elements of 2 sm. ornamental	6	JTL *	13
3	elements of 1g canopy tree	3	GWL	
4	elements of 1 lg non-canopy tree	30	SBB, RTD, RMM	
5	elements of 6 deciduous shrubs	39		Total
15				

Table 4B-2

Column A	# of elements	Description	Column B	# of elements	Description
1 large canopy tree	3	GWL	3 evergreen shrubs and 3 deciduous shrubs	3	JTL
1 large noncanopy tree	4	CBS	2 small ornamental trees		
2 small ornamental trees			2 large evergreen trees		
			6 evergreen shrubs	5	SBB, RTD, RMM
			6 deciduous shrubs		
Total	7		Total	8	

Baxter Lane West 1/2 Phase 7 – Open Space yard – 400 linear feet
Elements Require / Column (Length / 50):

2	elements of 2 evergreen trees	4	CBS	8
1	elements of large canopy tree	1	GWL	
1	element of 2 sm. ornamental	2	ACC	
2.5	elements of 2 sm. ornamental	5	JTL *	
2	elements of 6 deciduous shrubs	12	CCH	

Table 4B-2

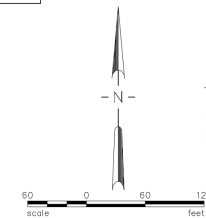
Column A	# of elements	Description	Column B	# of elements	Description
1 large canopy tree	1	GWL	3 evergreen shrubs and 3 deciduous shrubs	2.5	JTL
1 large noncanopy tree			2 small ornamental trees	2	CBS
2 small ornamental trees	1	ACC	2 large evergreen trees		
			6 evergreen shrubs	2	CCH
			6 deciduous shrubs		
Total	2		Total	6.5	

NOTES:
1. GRASS, IRRIGATION AND STREET TREES SHALL BE PROVIDED IN THE PUBLIC RIGHTS OF WAY BETWEEN CURBS AND SIDEWALKS.
2. NO TREES SHALL BE LOCATED WITHIN 10 FEET OF SEWER, WATER OR STORM DRAINAGE MAINS, ANY FIRE HYDRANTS AND SEWER AND WATER SERVICES.

LEGEND

- (ELM) BRANDON AMERICAN ELM – 5
- (JTL) JAPANESE TREE LILAC – 11
- (LIN) AMERICAN LINDEN – 6
- (CBS) COLORADO BLUE SPRUCE – 9
- (ACC) AMUR CHOKECHERRY – 2
- (PGP) PRAIRIE GEM PEAR – 8
- (GWL) GOLDEN WILLOW – 4
- (SBB) SILVER BUFFALO BERRY – 15
- (RTD) REDTWIN DOGWOOD – 5
- (RMM) ROCKY MOUNTAIN MAPLE – 10
- (CCH) COMMON CHOKECHERRY CLUMP – 36
- (SBB) SHRUB BED 1 (5 GAL. OR LARGER)
- (SBB) SHRUB BED 2 (5 GAL. OR LARGER)

NOTE: SHRUB BEDS TO BE EDGED WITH BLACK ALUMINUM TYPAR WEED MAT AND MULCHED WITH SHREDDED CEDAR



DESIGN BY:
MARY KECK
GARDEN CREATIONS
411 N. 3RD AVE
BOZEMAN, MT 59715
(406)600-0409

REV	DATE	DESCRIPTION	BY



WEST WINDS PLANNED COMMUNITY
BOZEMAN, MT
WEST WINDS COMMUNITY PARK
BAXTER LANE BLVD LANDSCAPING PLAN

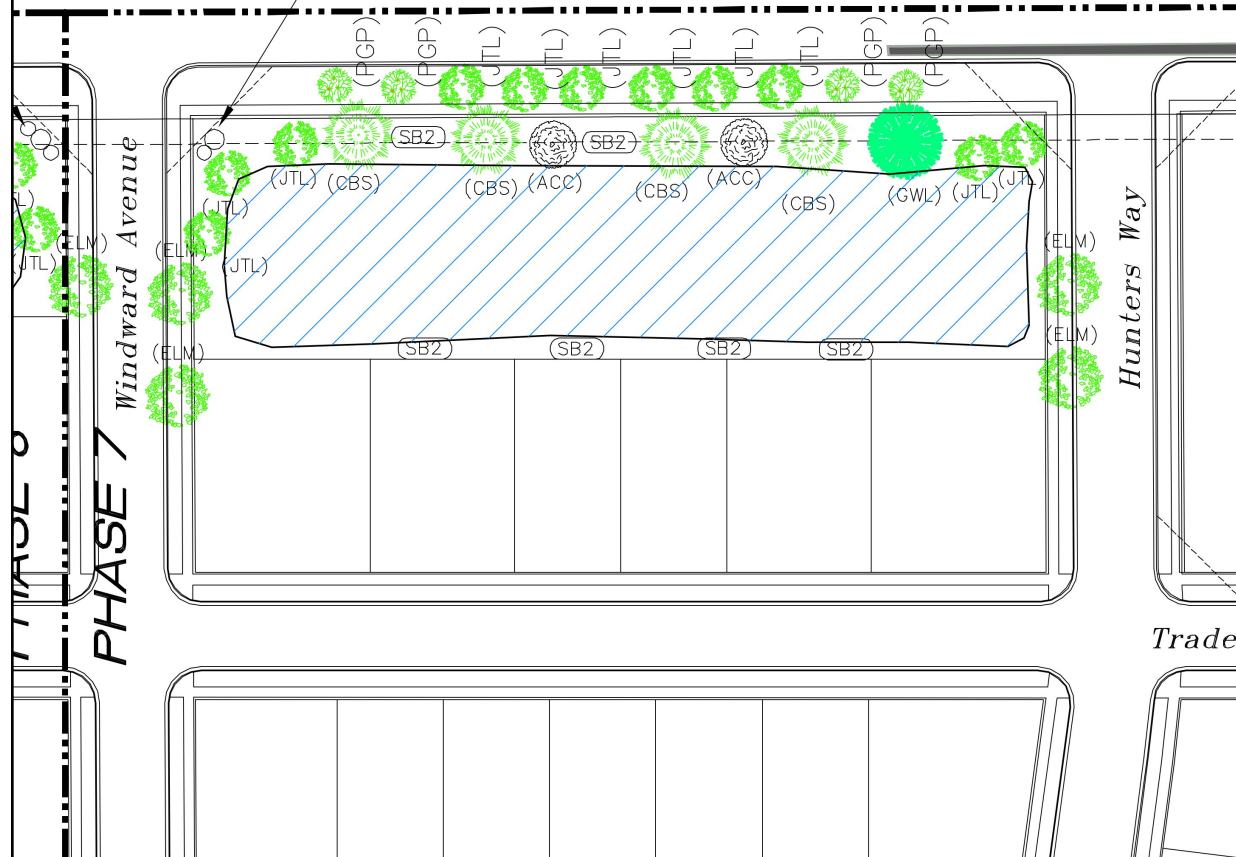
PROJECT: 4522-11728-01
DATE: 12/05/2016

© DOWL 2016

SHEET
LS-1
OF 4

ster Lane

INSTALL 2 STONE
BOULDERS



Hunters Way

Trade

Phase 7

Guaranteed Developer Improvements

Baxter Lane West 1/2 Phase 7 – Open Space yard ~400 linear feet

Elements Require / Column (Length / 50):

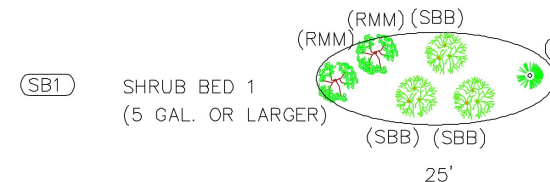
- 2 elements of 2 evergreen trees
- 1 elements of large canopy tree

8

- 4 CBS
- 1 GWL

LEGEND

- (ELM) BRANDON AMERICAN ELM – 5
- (JTL) JAPANESE TREE LILAC – 11
- (LIN) AMERICAN LINDEN – 6
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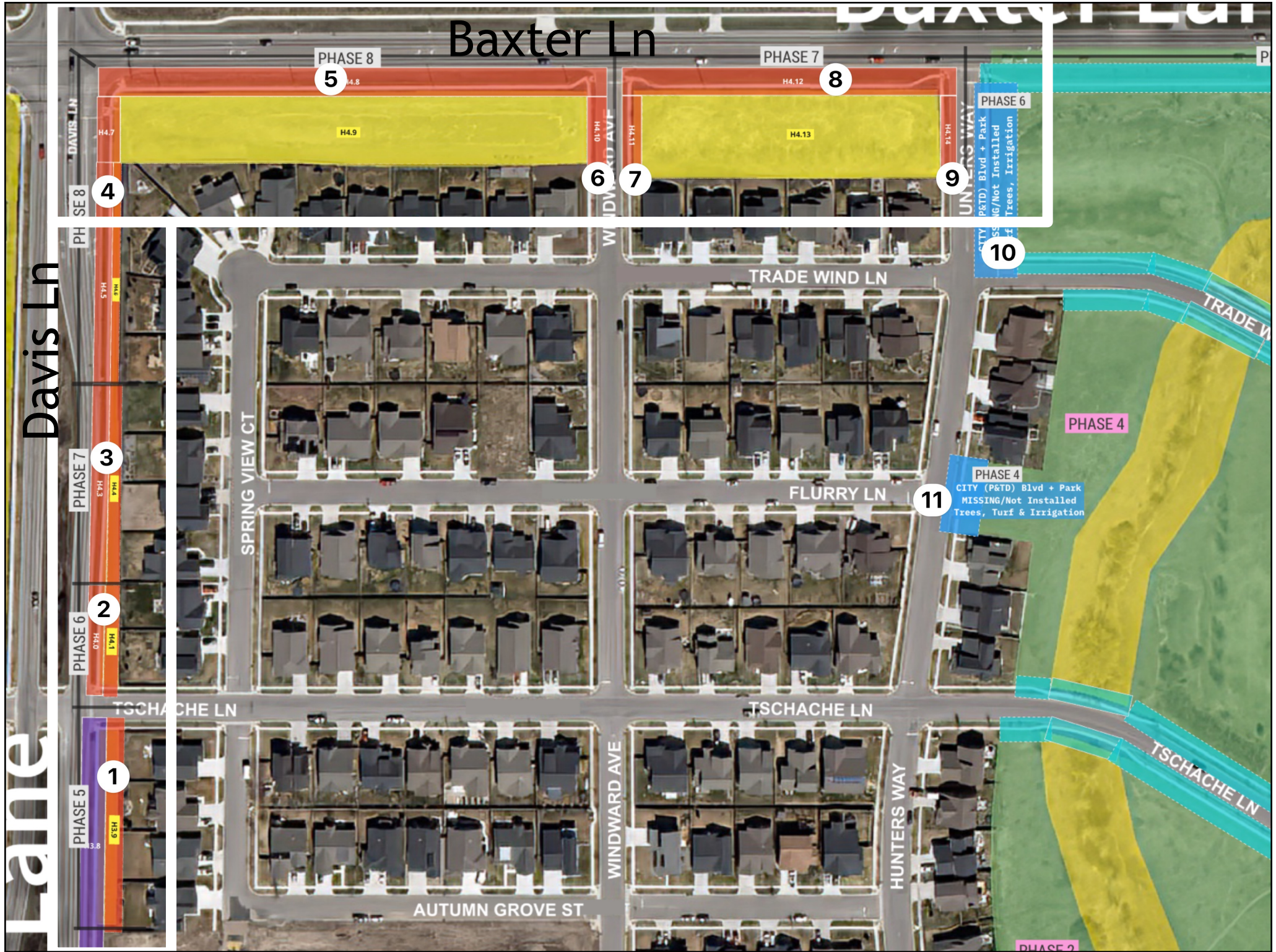
6-

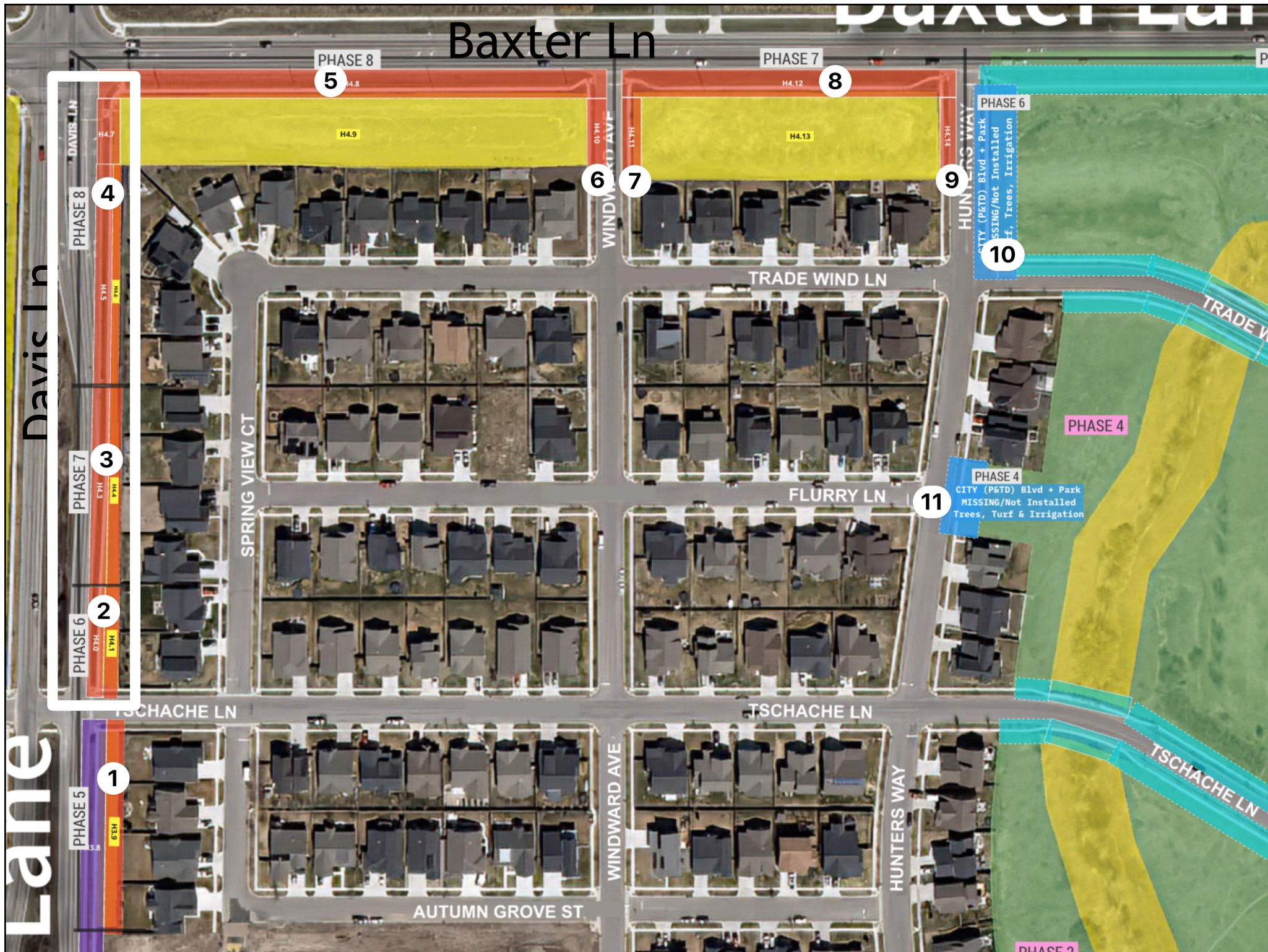


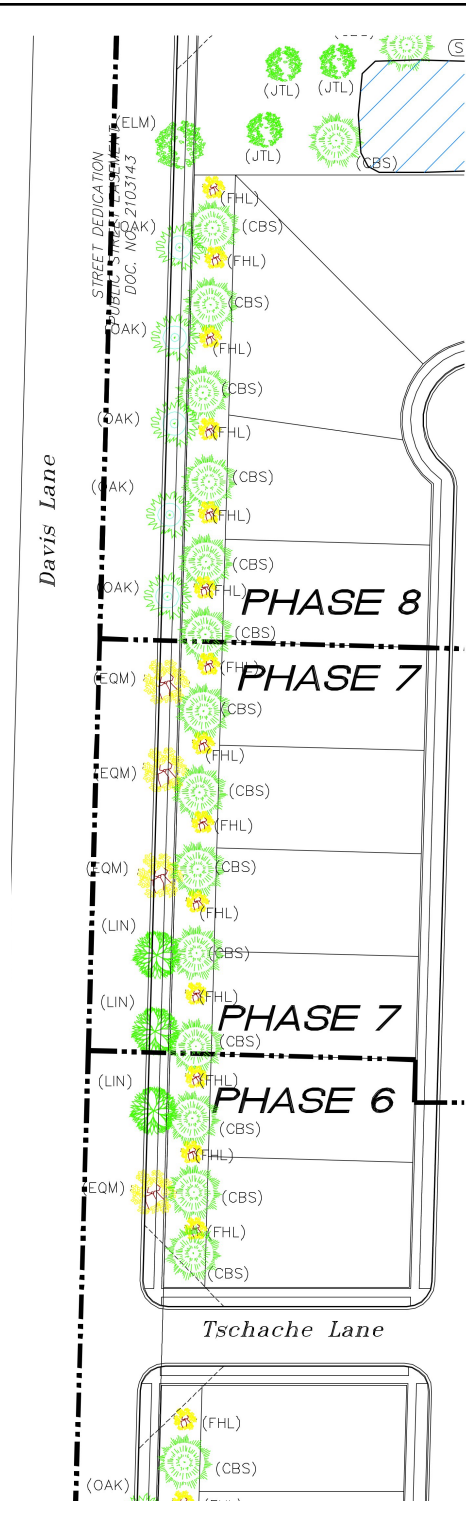
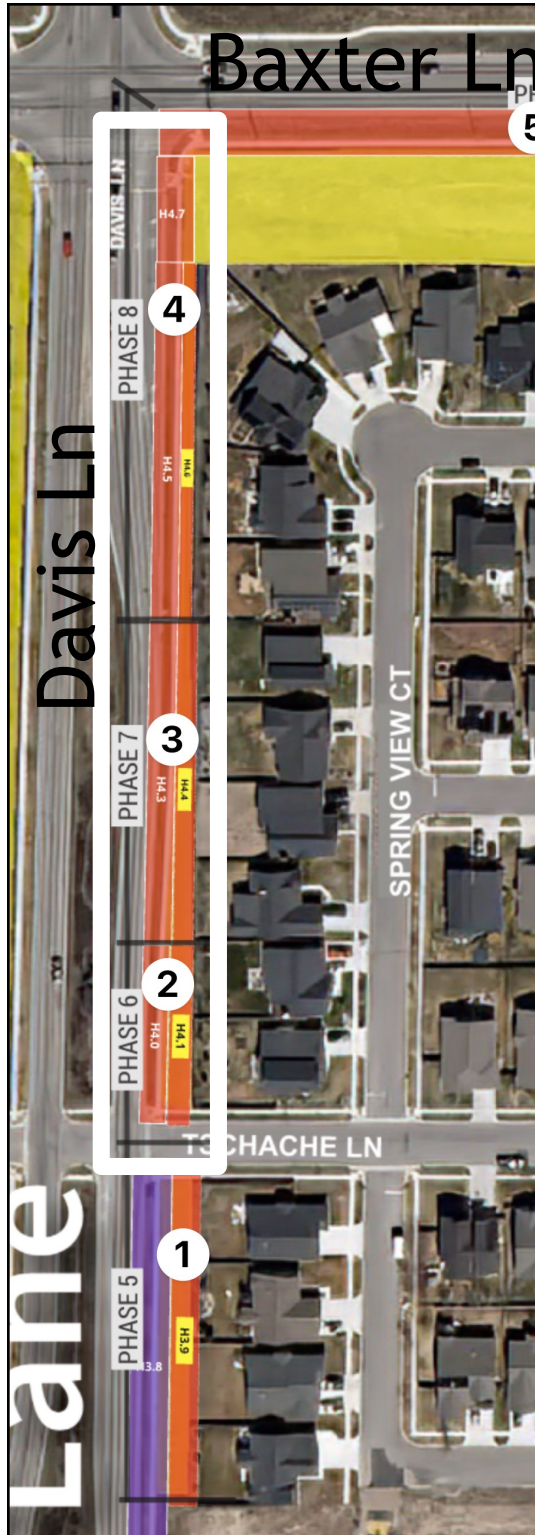
Phases 6, 7, 8

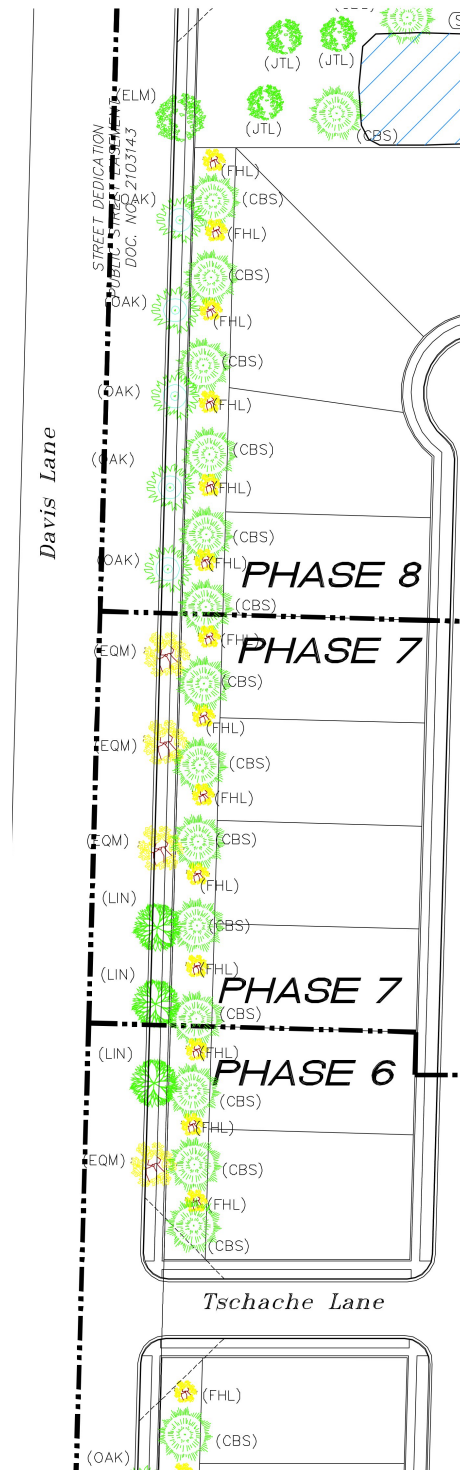
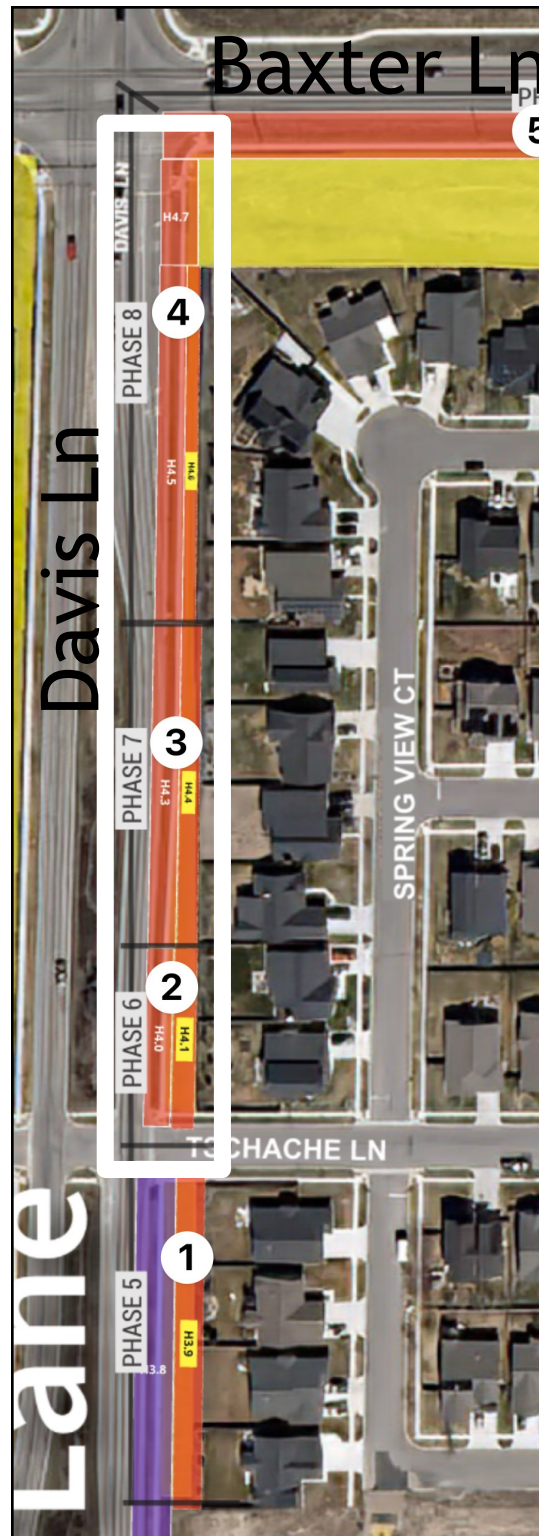
All Same Developer:

- ▶ Joe Mahar
- ▶ Mahar Montana Homes LLC





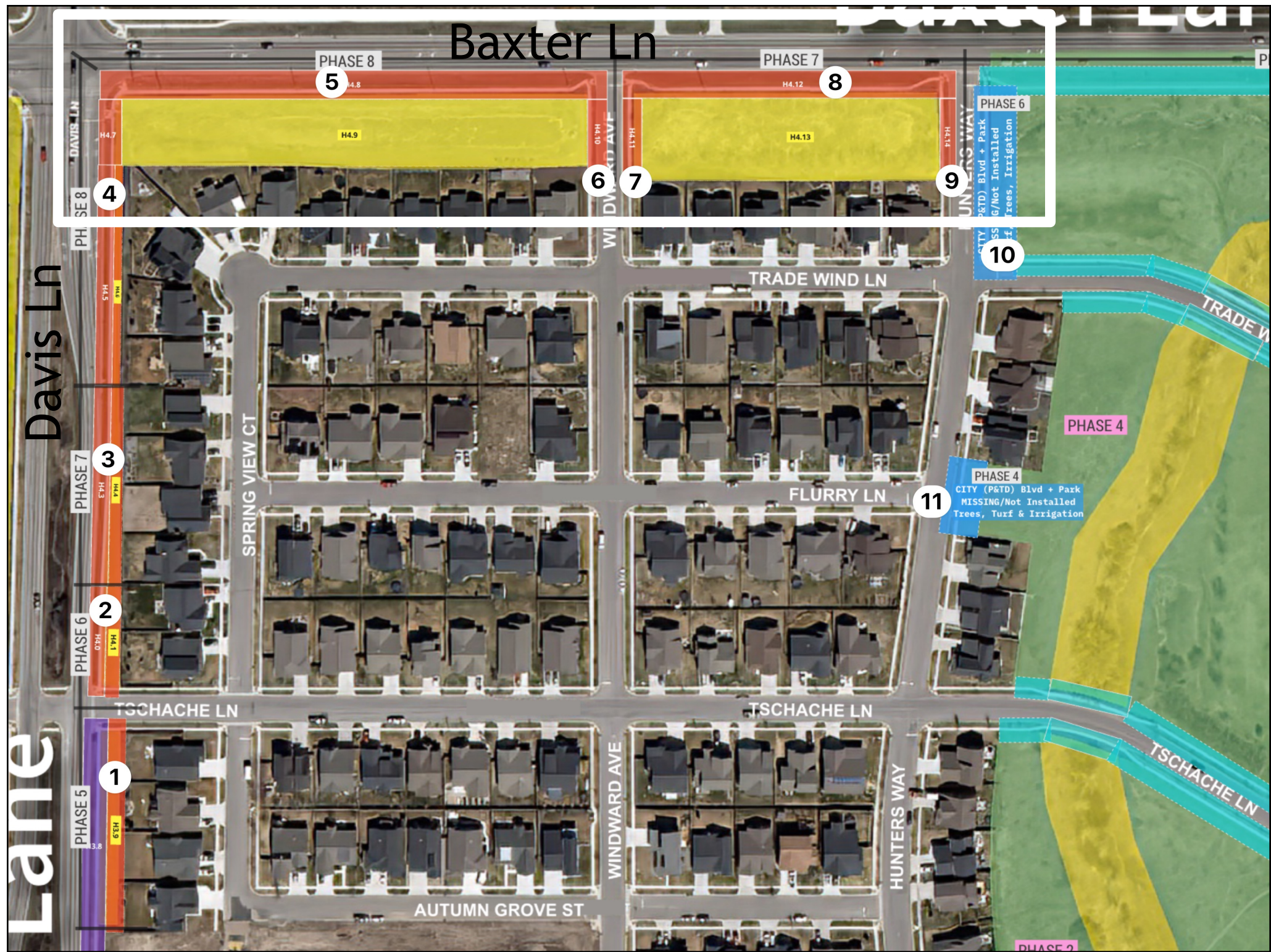












Baxter Ln

Davis Ln

Lane

PHASE 8

PHASE 7

PHASE 6

PHASE 4

PHASE 7

PHASE 6

PHASE 5

CITY (P&TD) Blvd + Park
MISSING/Not Installed
Trees, Turf & Irrigation

PHASE 2

5

8

10

11

4

6

7

9

3

2

1

TRADE WIND LN

FLURRY LN

TSCHACHE LN

TSCHACHE LN

AUTUMN GROVE ST

WINDWARD AVE

HUNTERS WAY

SPRING VIEW CT

TRADE W

TSCHACHE LN

Davis Ln

Baxter Ln

PHASE 8

PHASE 7

PHASE 6

5

8

9

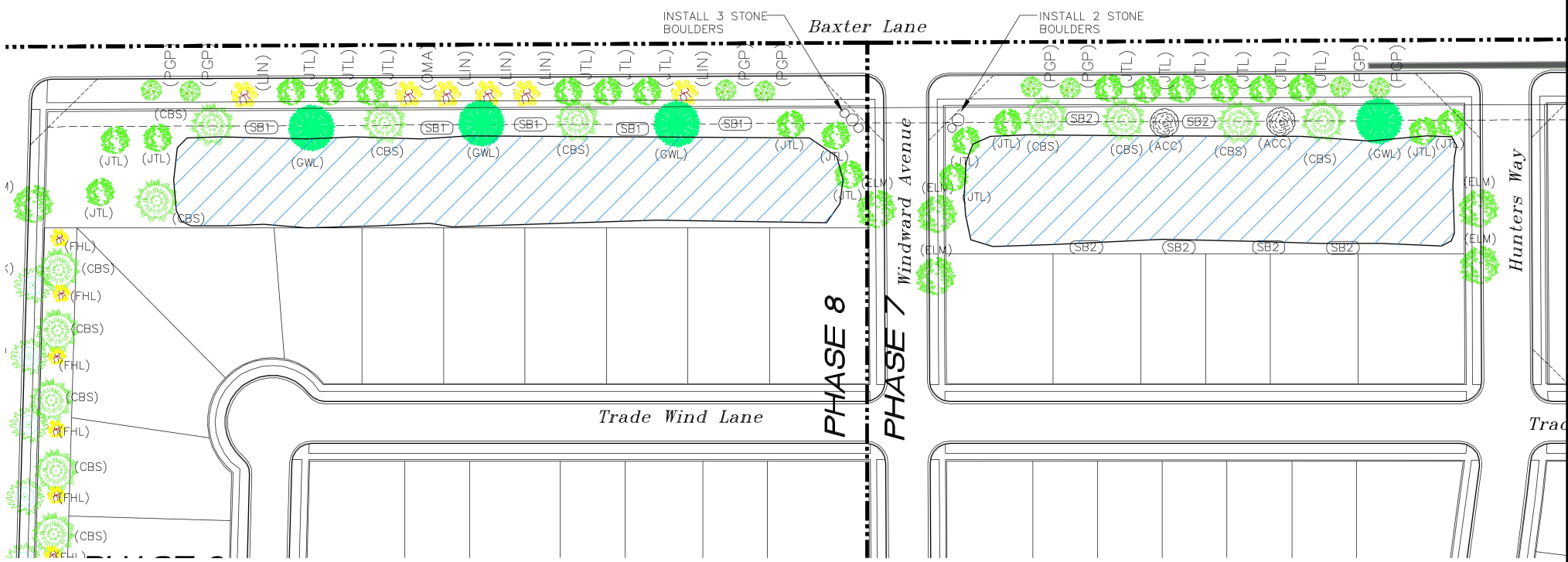
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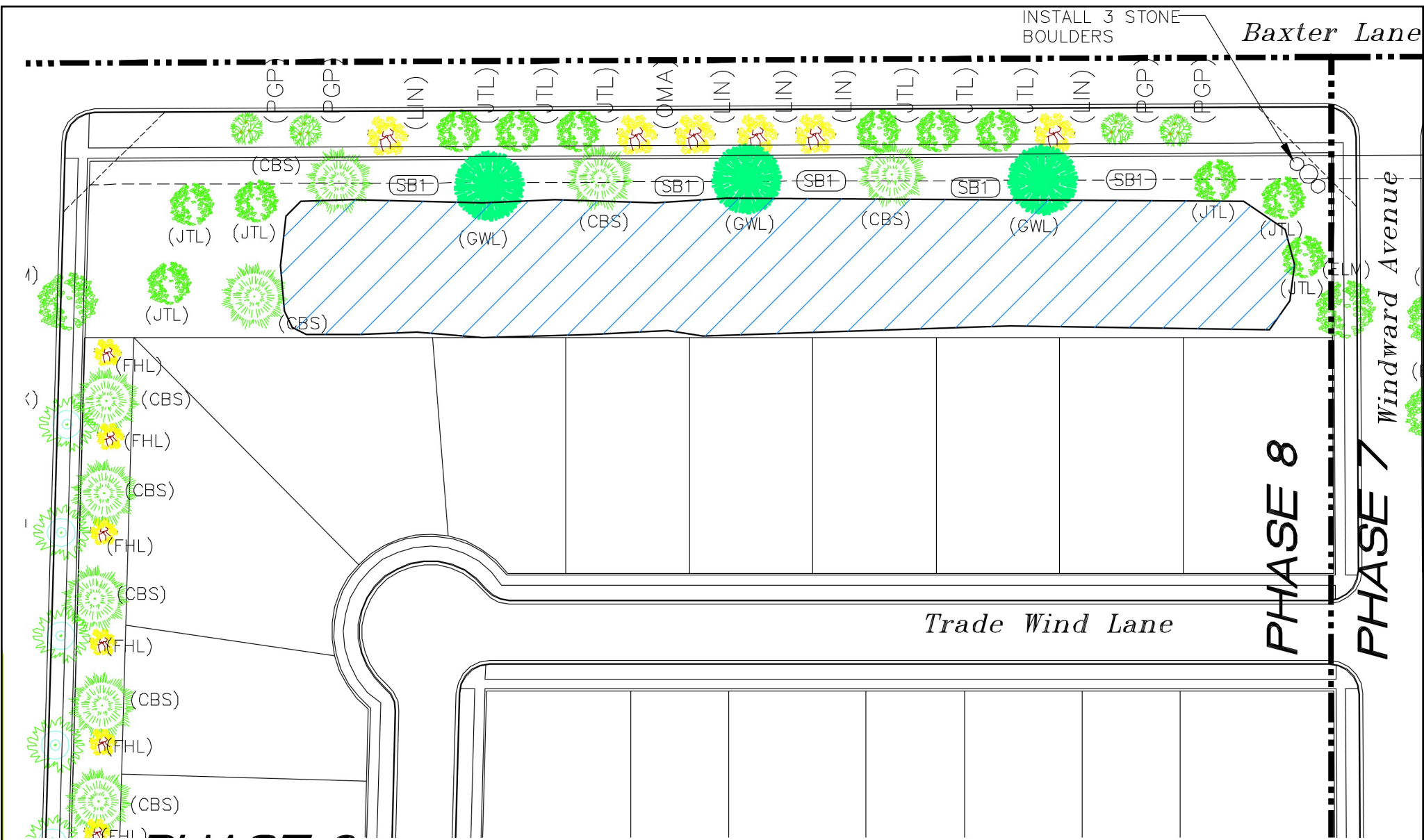
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6

7

TRADE WIND LN





Phase 8

Guaranteed
Developer Improvements

BAXTER LANE W











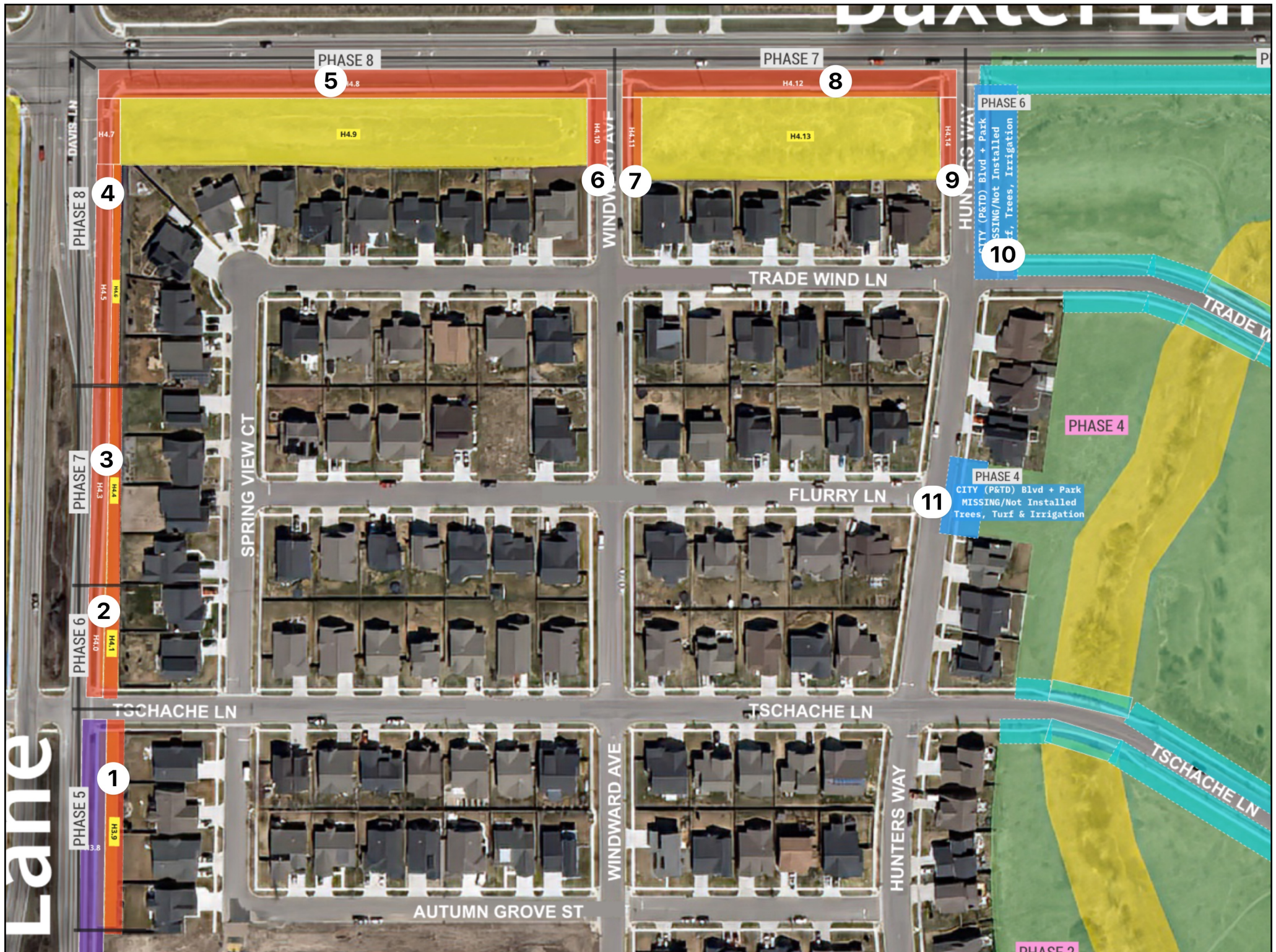














HUNTERS

WESTWIND WAY

N HUNTERS WAY

PHASE 2

12

PHASE 2 + SW SUB

Missing City-Guaranteed
Developer Improvements

City Park + HOA Open Space

Missing/Not Installed:
Trees, Trail & Bridge

PHASE 4

PHASE 4

PHASE 2

5

4

Phase 8



PHASE 1

13

CITY (P&TD) Blvd + Trail + Park
MISSING Trees, Turf & Irrigation

PHASE 3

14

2.6

PHASE 3

H3.0

WINDWARD AVE

HARTERS WAY

MEDIAN

W OAK ST

West Oak Street

The background features abstract, overlapping green geometric shapes in various shades of lime and forest green, primarily located on the left and right sides of the slide. The central area is white, providing a high-contrast background for the text.

Missing Improvements Project

Missing - Never Installed
City-Guaranteed **Developer Improvements**

Scope

- ▶ Approx 14+ Major Areas throughout West Winds
- ▶ Missing/At Risk: up to \$500K
- ▶ Board Time: Approx 350hrs
- ▶ Missing Improvements include:
 - ❖ Trees
 - ❖ Irrigation
 - ❖ Irrigation Well
 - ❖ Grass/Plantings
 - ❖ Rock/Boulder Installations
- ▶ Missing/Never Improved by Developer in:
 - ❖ City Park Areas + Park Blvds
 - ❖ Trails (Both HOA and Parks)
 - ❖ HOA Perimeter Blvds

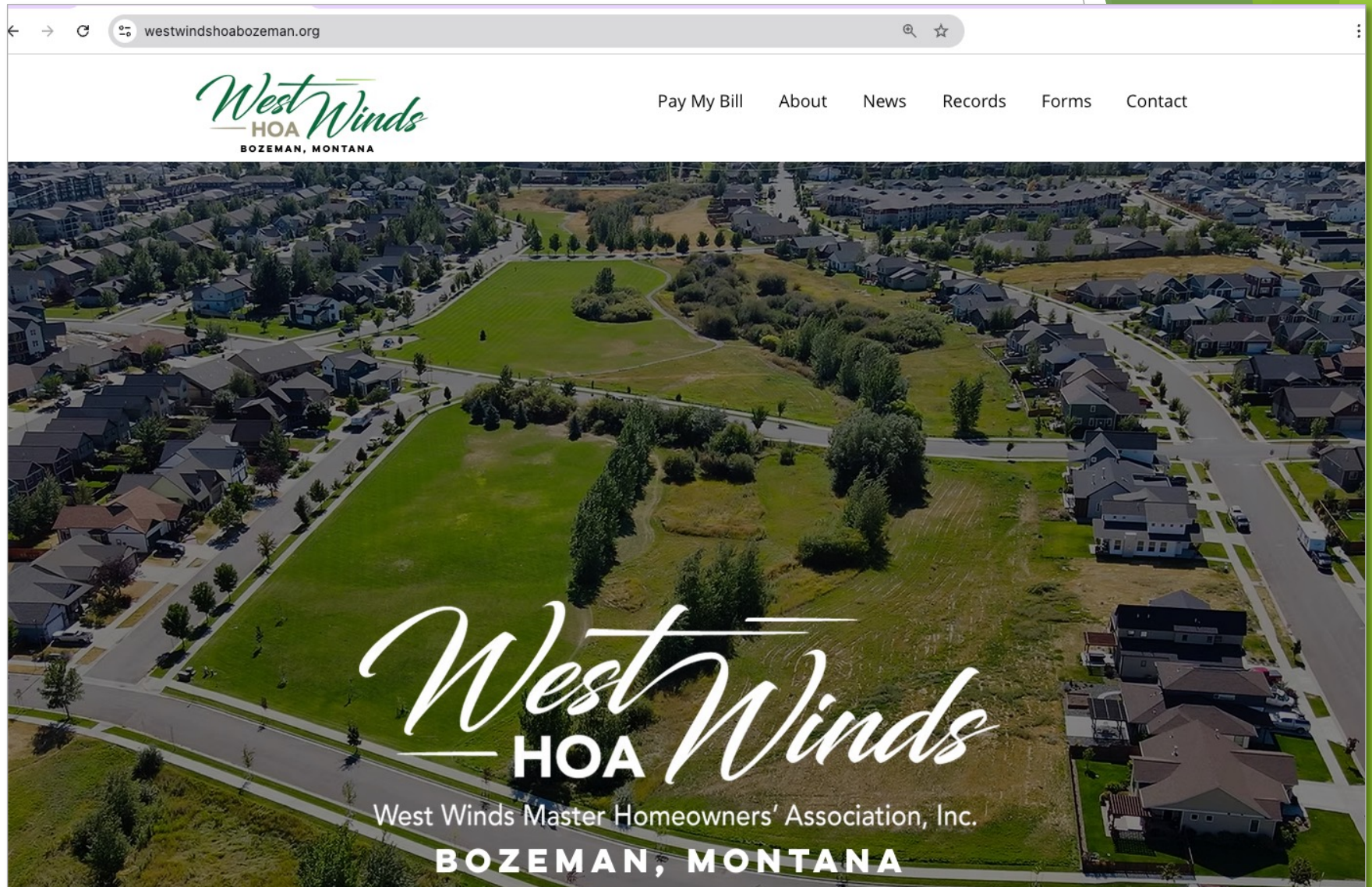
Timeline

- ▶ 2023-2025 - In-Depth Research, Documentation, Strategy, and Planning
- ▶ Mid 2025 - Finalize Documentation; Present Facts & Findings to the City
 - ❖ Determine responsible party(s)
 - ❖ Determine if performance guarantee monies still exist
 - ❖ Compel the responsible party to complete improvements
- ▶ By End-of-Year 2025
 - ▶ Require the responsible party (s) to provide the HOA with a plan, timeline, and deadlines; ensure the completion of West Winds Missing Improvements.

GOALS:

- ▶ Hold the City or Developer Accountable
- ▶ Ensure the City or Developer Completes the West Winds City-Guaranteed Developer Improvements
 - ❖ At Little/No Cost to HOA

Watch for News Updates on HOA Website ► www.westwindsHOAbozeman.org



Thank you

