

# 2024 HOA Board Election Report

## West Winds Master Homeowner's Association Inc.

**Thank you to everyone who volunteered to run as candidates** in this year's West Winds HOA Board of Directors election. The community was fortunate to have such an incredible slate of volunteers to choose from again this year. Thank you.

**This year's election was unique** in that West Winds HOA increased the number of directors from three (3) to five (5) (*Bylaws 5.2 Number of Directors*). Also, one of the 2023 directors termed out after serving their 1-year term, and another 2-year term director resigned on November 9, 2023. As such, the 2024 election had four (4) open seats to fill - there were three (3) open seats to fill on the board with 3-year terms and one (1) open seat to fill the remaining 1-year term of the resigned board member.

Four (4) volunteer candidates ran to fill the three (3) open seats with 3-year terms. One (1) volunteer candidate ran unopposed to fill the remaining 1-year term of the resigned board member.

**This year's election wasn't without its challenges, delays, or hiccups.** Yet, in the end, it was executed in good faith, transparently, diligently, and to the best of our knowledge and current capabilities. We know there's room for improvement. We've already started debriefing and documenting all the learnings and insights from this year's election so that we can work on evolving and improving how we conduct elections in the future.

### Election Summary

The 2024 West Winds HOA Board Election concluded on **February 14, 2024**. The election ballots were independently tabulated and verified, and then the *newly elected* board members were notified on **February 20, 2024**.

Your *newly elected* West Winds HOA Board members are:

- Amanda "Mandee" Arnold - Director (3-year term)
- Linda Racicot - Director (3-year term)
- Arlis Wood - Director (3-year term)
- Melissa Stelly - Director (1-year term)

One hundred (**100**) valid ballots were received and independently counted and verified by West Winds HOA members **Dusty Fors** (Commercial Relationship Manager, First Interstate Bank) and **Chris Dulaney** (Vice President, Commercial Relationship Manager, First Interstate Bank), who were otherwise not involved in administering the election.

Special thanks go out to Dusty and Chris for volunteering to assist with the 2024 Board Election. Your assistance was greatly appreciated! **Thank you!**

The members of the 2024 Board of Directors met for the 1<sup>st</sup> time in an executive session of the board on **March 1, 2024**, at which time they elected **officer positions**. They are:

- Kitch Walker – **President** (Term: 2023-2025)
- Linda Racicot – **Treasurer** (Term: 2024-2026)
- Melissa Stelly – **Secretary** (Term: 2024)
- Mande Arnold – **Assistant Secretary** (Term: 2024-2026)

One (1) *newly elected* Board member, **Arlis Wood**, resigned on March 9, 2024. As such, the remaining 2024 Board of Directors members have declared a vacancy and will appoint a successor to fill the vacancy in accordance with the West Winds HOA's governing documents and Montana law.

## 2024 Board Election – Votes Summary

Election Results - Total Votes by Candidate	
3-Year Term	
# Of Votes	Name of Candidate
82	Amanda "Mandee" Arnold
77	Linda Racicot
68	Arlis Wood
48	Erin Mandeville Strand
<b>Note:</b> The three (3) candidates with the most votes each become a West Winds HOA Board Director. Some Ballots (voters) only voted for 1 or 2 candidates instead of 3, which was the maximum # of votes allowed to be cast per Lot.	
1-Year Term	
82	Melissa Stelly
<b>Note:</b> A single candidate ran unopposed to fulfill a remaining 1-year term for a resigned board member – Ballots (voters) could choose not to vote or vote for this single candidate. The one (1) candidate with the most votes becomes a West Winds HOA Board Director.	

## 2024 Board Election – Dates & Process

Election Details & Insights	
<b>Copy of:</b>	Original Election Ballot + Bios (attached below)
<b>1<sup>st</sup> Email to Lot Owners</b>	January 25, 2024
<b>2<sup>nd</sup> Email to Lot Owners</b>	January 27, 2024
<b>Mailed to Lot Owners:</b>	January 30, 2024
<b>Deadline:</b>	To be counted, a completed Ballot <b>must be received</b> by Wednesday, <b>February 14, 2024</b>
<b>Submit Ballot via:</b>	Email or Mail
<b>Independent Tabulation &amp; Verification:</b>	Completed by: February 20, 2024
<b>Newly Elected Board Members Notified:</b>	February 20, 2024
<b>1<sup>st</sup> Board Meeting (Executive Session):</b>	March 1, 2024

## 2024 Board Election – By the Numbers

Election Details & Insights (cont.)	
For 3-Year BOD Terms	
<b># Of Candidates Who Ran:</b>	4
<b># Of Open Seats on Board w/ 3-Year Term</b>	3 Open Seats
<b>Max # of Votes per Lot Owner</b>	<u>Up to</u> 3 Votes per Lot
For 1-Year Remaining BOD Term – To Fill BOD Vacancy After Resignation	
<b># Of Candidates Who Ran:</b>	1
<b># Of Open Seats on Board</b>	1 BOD Vacancy w/ 1-Year remaining term
<b>Max # of Votes per Lot Owner</b>	<u>Up to</u> 1 Vote per Lot
Election Ballots – Overall #'s & Results	
<b>Total # of Lots (Potential Voters):</b>	413
<b>Quorum - Min # of Lots (Voters) Required:</b>	21 (5% of Total # of Lots)
<b>Actual # of Lots (Voters) who VOTED:</b>	100 (24.21% of Total # of Lots)
<i><b>NOTE:</b> 3 ballots were received but not counted in the totals above for this year's election – unfortunately, one (1) ballot was not completed as required (missing information), and two (2) ballots arrived by mail after the deadline of February 14, 2024.</i>	
<b>Total # of Emailed Ballots Received:</b>	65 (65% of Total # Lots that VOTED)
<b>Total # of Mailed Ballots Received:</b>	35 (35% of Total # Lots that VOTED)

## THANK YOU TO EVERYONE WHO VOTED IN THIS YEAR'S ELECTION!

Alex Saunders  
Alisha Grady  
Amanda Arnold  
Amy Pratt & Fern Jarmulnek  
Anatoly Shchemelinin  
Anika Stern  
Arlis G. & Suzanne B. Wood  
Barbara Tylka  
Ben & Roma Ichikawa  
Bernadette R Neuman  
Big Blue Sky Enterprises, LLC/Elizabeth Wilson  
Boone Investments LLC/Megan Nowlan  
Bradley Wheeler  
Chris & Teri Lumsden  
Christine Boody  
Cindy Fanska  
Cynthia West  
Dan & Carmen Schall  
David Gianforte  
Deborah Chard  
Dennis Haugland  
Doug, Henry & Kaila Hart  
Douglas A Rohn  
Dustin Bakwin  
Edith Newbold  
Edward Luke  
Erin Mandeville Strand  
Gabriel Hussbaum  
Gail Foresman-Plumb  
George Arnot  
Gerald & Kathleen Mundy  
Harley & Jaime Huestis  
Jake Balyeat  
James L Johnson II  
Jamie & Luke Stockwell  
Jared T. Smith  
Jeff Cooper  
Jennifer Versaevel  
Jessica Schwartz  
Jodi Weisz  
Joe Post  
Joel F. & Charlie Carlyn Y. Murdy  
John R. Stelly II  
Joshua Barling  
Julie Wagner  
Justin and Candice Butcher  
Karen Davison  
Katherine E Daling  
Kelley Lewis

Kraig & Christy Koschnick  
Kyla Tengdin  
Larry & Zillah Shotland  
Leopold Then  
Leslie McCleary  
Letitia Atkinson  
Lieveka White & David Albright  
Linda Racicot  
Lisa Arnot  
Lisa Downing  
Mark & Theresa McGuire  
Martin Balus  
Matthew Costello  
Matthew Krekelberg  
Melvin & Deborah Benner  
Merylee & Jeff Heggem  
Michael Brewer  
Michael G Smith  
Michael Wade  
Mike & Lisa Murphy  
Muriel L Mikkelsen  
Nikki Walker  
Pamela Pease  
Paradigm Development LLC/Tammy Taylor  
Patrick Clarke  
Paul Slobodian  
Peter Stephan  
Phyllis B. Lewis  
Prances Torres & Mike Frantum  
Richard Payton  
Robben Suhay  
Robert Egeberg  
Robin Jansen  
Ryan Chapman & Hannah Stiff  
Sam & Natalie Gilmer  
Santa Ana LLC/Megan Ross  
Shannon & Dustin Fors  
Siri M. Diebold  
Sarah Morr  
South Eighth House LLC/Mary Ann Sadowski  
Stephanie Spencer  
Talon Daniels  
Tessa Kalfell  
Tyler Tabish  
Victoria Allee  
Wayne R Herrington  
Wesley Schon  
Zach Kincaid  
Zachary Hiedeman

2024 West Winds HOA  
Board of Directors - Election Ballot  
BALLOT MUST BE RETURNED – AND - RECEIVED BY HOA BY OR BEFORE **FEBRUARY 14, 2024**

This is a ballot for electing volunteering lot owners (members) to serve as your representatives on the Board of Directors of the West Winds Master Homeowners' Association Inc. (West Winds HOA) beginning in 2024. Ballots & bios mailed and emailed to all Lot Owners.

In this election, **four (4) candidates** are running for the **three (3) open seats** on the 2024 Board of Directors; if elected, each would serve **3-year terms**. Owners may cast all votes assigned to a **single Lot**; in this case, **up to 3 votes** may be cast from the list of candidates below. The three (3) candidates with the most votes will each become a director.

Please mark an "X" to indicate an affirmative vote **for up to 3** of the 4 candidates.

- ☐ Mande Arnold
- ☐ Linda Racicot
- ☐ Erin Mandeville Strand
- ☐ Arlis Wood

Additionally, in this election, **one (1) candidate** is running to fill **one (1) vacancy** left by a Board member who resigned in late 2023 with 1 year remaining of their 2-year term as a director. As such, if elected, a winning candidate would serve out the remaining 1-year term of the resigned Board member. Owners may cast all votes assigned to a **single Lot**, in this case, **up to 1 vote** may be cast from the list of candidates below. *Only one (1) candidate volunteered to fill this 1-year term vacancy on the Board and, as such, is running unopposed.* The one (1) candidate with the most votes will become a director.

Please mark an "X" to indicate an affirmative vote **for up to 1** of the following candidates.

- ☐ Melissa Stelly

**Each Lot shall return one completed ballot.** A quorum shall consist of at least 5% of the total Class "A" votes in the Association. A quorum will be satisfied if ballots representing at least 21 of the 413 total Lot Owners with voting interests are received. There shall be no cumulative voting. Ballots are being tabulated by HOA volunteer(s) independent of the current Board. In 2024, a total of five (5) volunteer board members will serve the HOA.

**By signing below, you affirm your ballot votes and represent that you own, have an ownership interest, or have another fiduciary interest in a Lot (address provided below) in the West Winds Master Homeowners' Association Inc. as of the Date of Record for this ballot, January 22, 2024.**

Lot Address: \_\_\_\_\_  
please print address - example: 1800 Hunters Way (required)

Lot Owner/Agent Name: \_\_\_\_\_  
please print name (required)

Lot Owner/Agent Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Signature (required)

**To be counted**, a completed Ballot must be **received by** the West Winds HOA no later than Wednesday, **February 14, 2024**. Your written ballot may not be revoked once received. Return your completed ballot by either **mail OR email**:

**Email to:** [contact@westwindsHOAbozeman.org](mailto:contact@westwindsHOAbozeman.org)

**Mail to:**  
West Winds HOA  
PO Box 11965  
Bozeman, MT 59719

## Linda Racicot



Just like so many of you, my husband, Bill, and I retired and headed West to be closer to the grandkids. We've been here since 2016 and have enjoyed Montana's beauty and the many activities available in Bozeman. Our son and daughter-in-law live a hectic life as wildland firefighters and in fire dispatch, so you've probably seen us at the parks, museums, and kid-centric places with our 2 grandsons during the summer.

I'm a lifelong volunteer, serving on many boards and volunteer organizations in leadership roles, including volunteering locally with the American Red Cross as a Disaster Action Team Coordinator for nearly 5 years. I also worked for 6 years at a not-for-profit organization that had federal government oversight- the National Dairy Council and the American Dairy Association. I've also worked in the profit sector for companies like Quaker Oats and international flavor and ingredient companies that supply food manufacturers.

I want to serve the West Winds community by being an active board member, and I'm ready to roll up my sleeves. The current board has done a lot of rebuilding of our HOA this past year, but there's still so much to get done, and it'll require someone who is willing to put in the hours, make the phone calls, and organize our structure.

I've worked "behind the scenes" as a West Winds HOA volunteer on the following:

- Served on the Property Management Search Committee and researched alternatives to a standard property manager, presented the results to the board
- Researched liens and property and owner information using the Gallatin County Clerk and Recorder database as the board requested
- Helped cleanse and update the owners' data that the previous property manager supplied
- Drafted an RFP for snow removal
- Helped remove unwanted refuse from the boulevards

I'm committed to:

- Open, honest, and active communication with the members of West Winds HOA
- Financial transparency and accountability
- Vendor reviews
- Active involvement of the community in committees
- Social gatherings to develop a more cohesive neighborhood
- Frequent meetings of the board with the members of the community

I've spent over 35 years in the business world doing research, marketing, and sales, as well as managing mission-critical teams and vendors, all of which required exceptional communication, financial management, and achieving results. I want to bring my experiences to help this HOA and this community develop and grow.

So, I'm asking you for your vote. And more importantly, be sure to vote – your vote matters, your vote counts, and your vote decides where we're going.

Thank you,

Linda Racicot

## Melissa Stelly



My name is Melissa Stelly. My husband John and I left our lifelong home in New Orleans and moved to West Winds in Bozeman on January 3, 2022. We live at 1588 Zephyr Way. We very much enjoy our neighborhood and socializing with our neighbors, and I would like to help maintain and improve our lovely community by serving on the Board.

With a strong background in public service (both professionally and through membership in several philanthropic service organizations), I have successfully managed many projects, implemented ideas into action, formed effective teams, and have a proven record of resolving issues and navigating conflict while balancing collaboration with decisiveness.

As a recent graduate of the Gallatin County Sheriff's Office Public Safety Academy, I met area law enforcement officers and gained a keen insight into our expanding community and the unique challenges our city has been facing in trying to adjust to accelerated growth within a short period of time and have demonstrated my commitment to investing in our city and its future.

Melissa Stelly

## Erin Mandeville Strand



Erin is the Owner and Managing Broker of HōM 406. She stands apart from your traditional REALTOR® via her extraordinary client advocacy.

Her clients' highest and best interests are always top of mind. Whether the client is a first-time homebuyer or a well-seasoned investor, Erin is phenomenal at helping clients identify their needs and goals, finding opportunities, and connecting properties and people together. She has an impeccable reputation for professionalism, integrity, and building lasting relationships.

Erin's extensive professional experience uniquely positions her to help support the West Winds Owners Association through this time of transition. Erin is interested in outcomes and solutions for our association and hopes her service can be a part of helping our association move forward, streamline our billing process, and rebuild our reserves and the health of the association.

If elected, Erin's primary goals would be to transition our board to a five-member board, move our billing to a local solution, and ensure our community voices are heard. Further, her focus would be to ensure our association follows its own bylaws and Roberts Rules of Order in all meetings.

Erin and her husband Chris live on Westwind Way.

## Mandee Arnold



Mandee Arnold, a proud 5th generation Montanan, finds her roots in the picturesque Paradise Valley, Livingston, Montana. As a dedicated wife and mother of two successful grown children. Mandee has spent close to 18 years contributing to the real estate landscape in Bozeman and its surrounding areas.

Mandee recognizes the significance of a Homeowners Association (HOA) in nurturing a community and safeguarding the substantial investment that is our homes. With her extensive experience in real estate, she comprehends the pivotal role a proactive and efficient board plays in enhancing the quality of neighborhood living.

In her pursuit of fostering positive community growth, Mandee values collaboration with neighbors, actively listening to concerns, and steering toward constructive solutions.

Beyond her professional endeavors, Mandee cherishes her free time with her two canine companions, Paco and Shilo, or embarking on travels to be by her husband's side as he bravely fights fires from the cockpit of a helicopter, protecting and serving communities.

Mandee's commitment to community service extends beyond her real estate career. She has dedicated her spare time to serving on various boards, including Saint Mary's Catholic School in Livingston, where she served as the President of the Parent Advisory Council from 2008 to 2010, and Chief Joseph Middle School, where she held the position of Parent Advisory Council President from 2013 to 2016. Mandee also actively contributed to the Kiwanis Club in Livingston, sitting on the board from 2007 to 2008.

With a profound understanding of the importance of Community Covenants and Restrictions (CC&Rs), Mandee Arnold brings a wealth of experience and a passion for community building to the table. As a candidate for the HOA board, Mandee is committed to applying her skills and knowledge to ensure a vibrant and harmonious living environment for all residents.

Mandee Arnold's dedication to community service extends to her appointment by the city of Bozeman on the Bozeman Pedestrian and Traffic Safety Committee, where she actively served from 2016 to 2019. This role deepened Mandee's understanding of the growth challenges faced by Bozeman and its developments, highlighting the crucial role played by Covenants, Conditions, and Restrictions (CC&Rs) and Homeowners Associations (HOAs).

Through this experience, Mandee gained valuable insights into the intricate balance required for a community to thrive—navigating growth challenges while fostering a sense of unity and cooperation. She recognizes the pivotal role that collaborative efforts play in creating neighborhoods that are not only clean, safe, and beautiful but also harmoniously interconnected.

Mandee Arnold's holistic perspective, shaped by her involvement in traffic safety and her extensive real estate background, uniquely positions her as a candidate who understands the interplay of community development, safety, and the importance of cohesive governance. As a potential member of the HOA board, Mandee is poised to contribute to the collective effort in making our neighborhoods and surrounding areas vibrant, secure, and aesthetically pleasing for all residents.

Mandee Arnold



## Arlis Wood

BIO

Dr. Arlis G. Wood

My only neighborhood claim to fame is our red 1965 Ford Mustang that sits in the driveway of our home on Hunters Way during the summer months. As a longtime psychologist, I have counseled for many years and taught at a university where eventually I became a vice-president. In addition, I served as president of my state psychological association. Currently, I serve as chair of the Public Education Committee of the Montana Psychological Association. As part of that, Suzanne (my wife and best friend), host the weekly Health & Happiness program on KGVM-95.9 FM and kgvm.org.

Effective leadership has always been important to me: good communication, forward planning, transparency, and consistency.

It would be an honor to serve on the neighborhood's board of the Homeowners' Association for a 3-year term.

  
Arlis G. Wood, Ph.D.

Psychologist & Homeowner

903-445-3780; arlis.wood@gmail.com

