



West Winds Master Homeowners' Association, Inc.

Surveying Project - 2025

Presented by John Stelly, Vice President (Officer)

West Winds Master Homeowners' Association, Inc.

Annual Meeting - April 8, 2025



Introduction & Context

- ▶ **Overview of the Surveying Project:** Re-establishing lost property stakes and lines.
- ▶ **Why it's needed:** Resolve boundary issues, ensure clarity in maintenance responsibilities, comply with HOA requirements, and major projects.
- ▶ **Supports 2025 Improvement Projects:** stormwater facilities, trails, parks maintenance.

Goals

► Goals:

- ❖ Establish accurate property boundaries.
- ❖ Avoid legal disputes and comply with HOA and city requirements.
- ❖ Facilitate planned improvements and enhance property values.

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Scope

► Scope:

- ❖ **250 hours HOA board volunteer time** dedicated to project scope development, specifications, requirements gathering, vendor search, bid evaluations, selection, project planning, vendor management, and oversight of surveying activities.
- ❖ Comprehensive review of property lines, parks, stormwater facilities, and encroachments.
- ❖ **Budget: \$25,000.**

Project Phases

1. Preparation & Research

2. Vendor Search and Selection

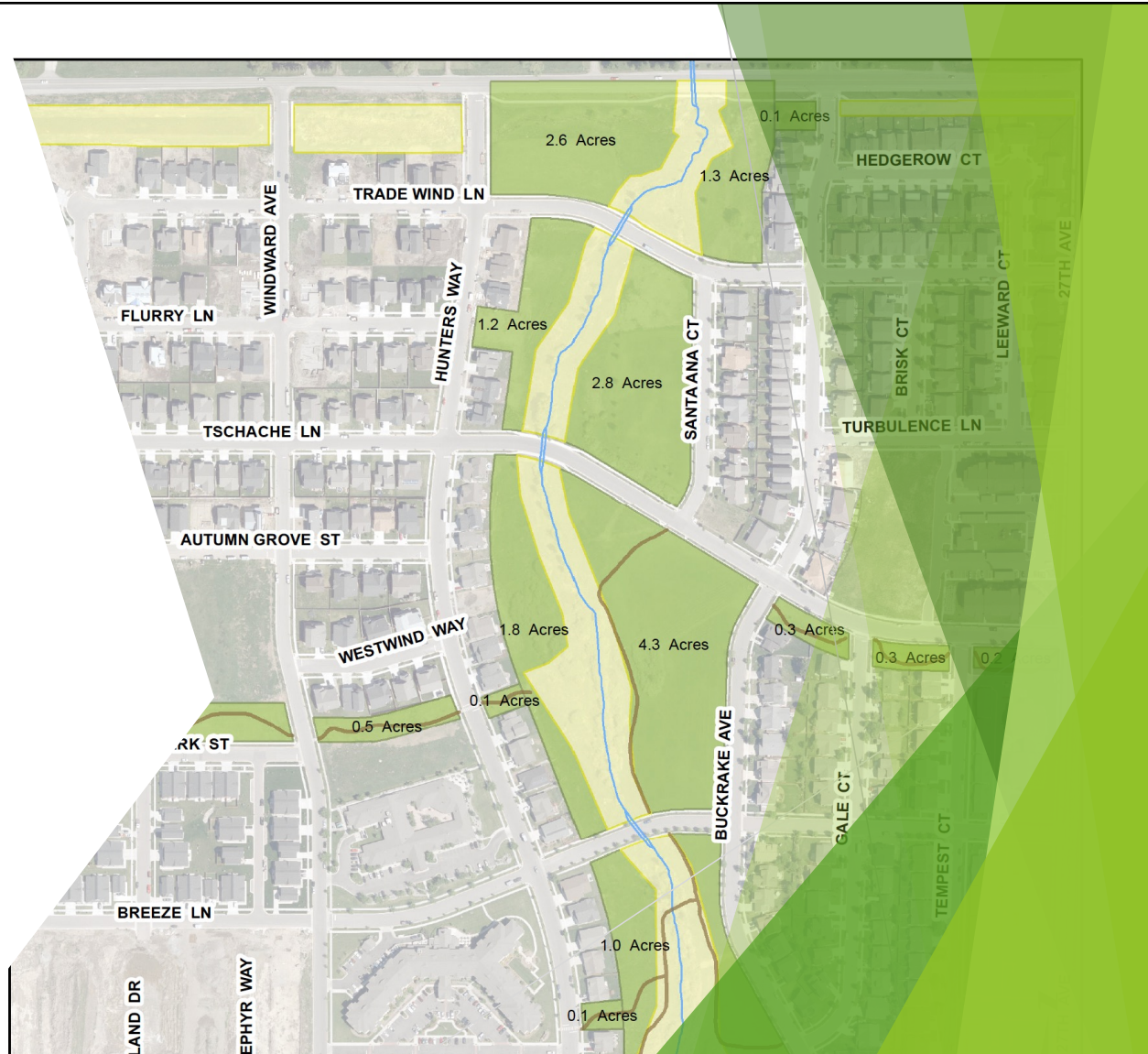
3. Field Surveying & Data Collection

4. Data Analysis & Report Generation

5. Legal Review & Documentation Update

6. Stakeholder Review & Approval

Estimated Completion:
Q4 2025



Results



Addressing property boundary disputes.



Compliance with governing documents (CC&Rs, Bylaws, Supplements).



Resolving encroachments, easements, and access agreements as needed.



Ensuring compliance with City of Bozeman requirements.

Why It Matters & Member Involvement

- ▶ Ensures clarity in maintenance responsibilities.
- ▶ Ensures fairness and legal compliance for all involved.
- ▶ Enhances property values and complies with HOA requirements.



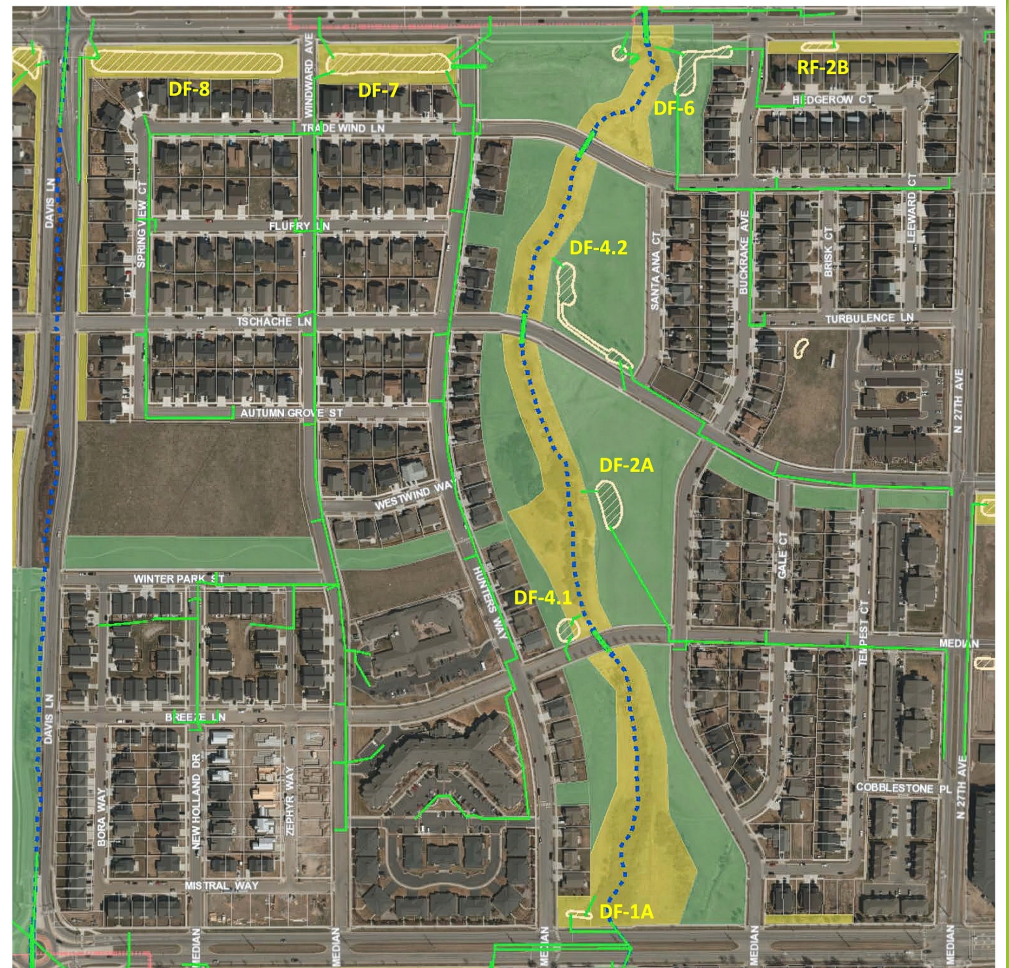
Why It Matters & Member Involvement

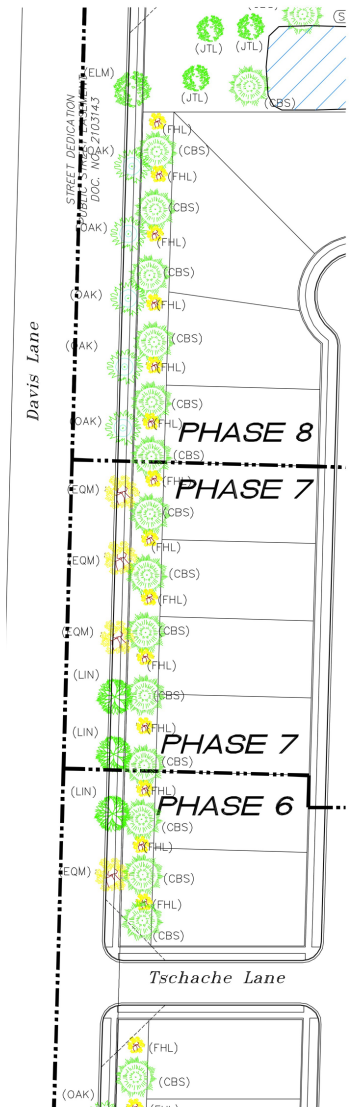
How Members Can Help:

- ▶ Provide feedback and input.
- ▶ Grant access to properties for surveying as needed.
- ▶ Avoid encroachments or improvements beyond verified property lines.
- ▶ Participate in informational sessions and Q&A opportunities.



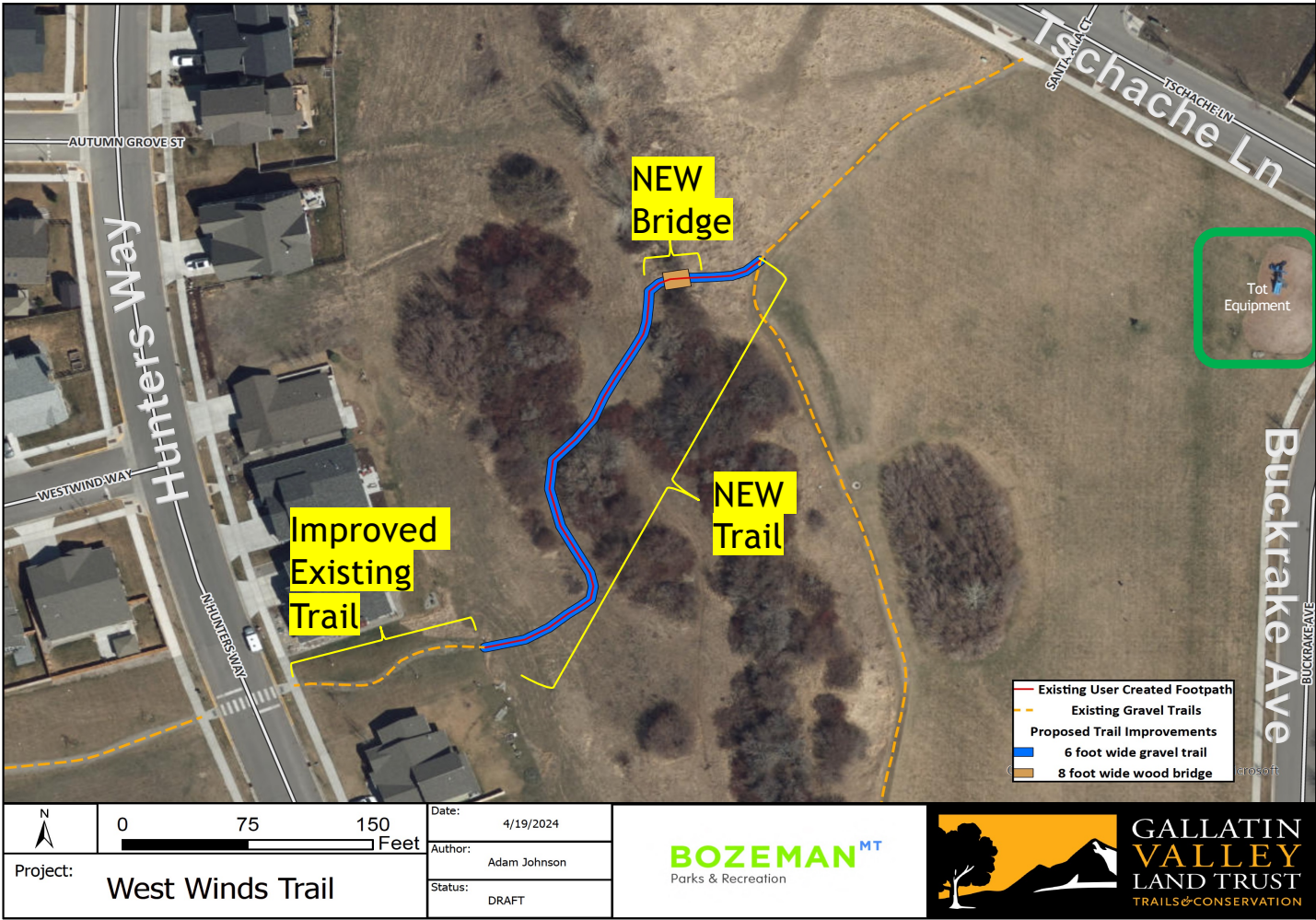
West Winds Master Homeowners' Association
Stormwater Facilities Inspection Report





Missing
Improvements
HOA vs City

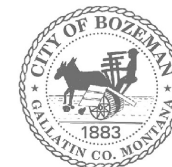
Trail and Bridge Improvement Boundaries





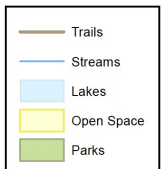
Keeping HOA Open Spaces, Open

Negotiating Service Agreements



Parkland Area West Wind Park Subdivision

Parkland Area: 20 acres
Trail Area: 0.84 miles
Surface Area Omitted Due to Water Features:



Thank You

