

# GVLT, Parks & HOA -> New Trail Segment - 2025

Presented by:

Linda Racicot  
Treasurer

West Winds HOA

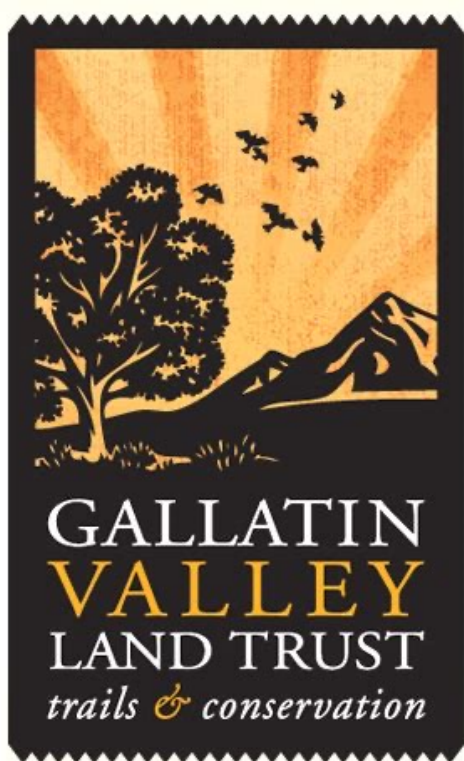
Date: April 8, 2025

*West Winds*  
HOA

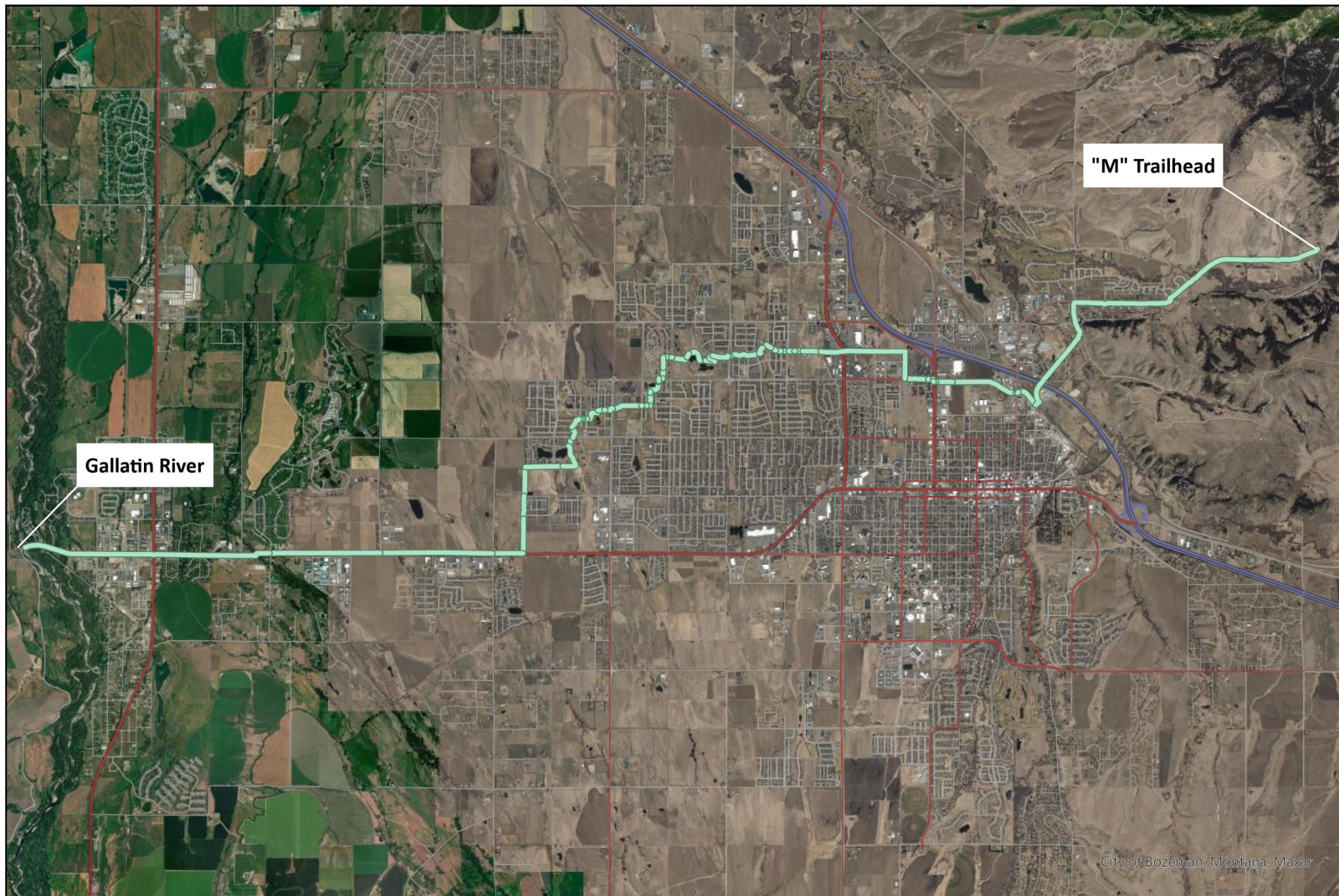
**BOZEMAN** MT

**Overview:** This presentation covers the collaborative project between the West Winds HOA, Gallatin Valley Land Trust (GVLТ), and City Parks Department.

**Goal:** Connect existing trail sections to enhance community connectivity, recreational access, and property value.



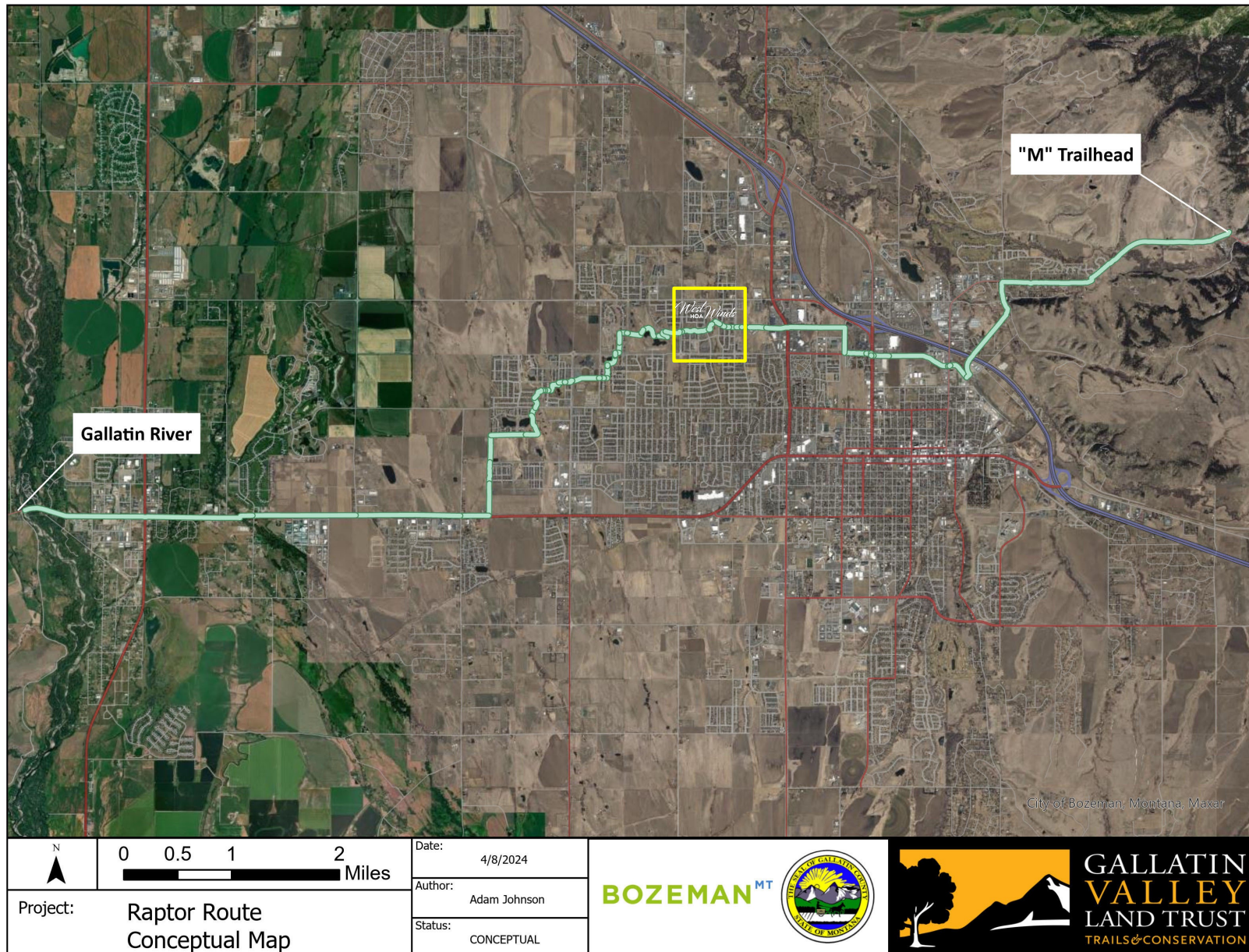
# Raptor Route



Project: <b>Raptor Route Conceptual Map</b>	 0 0.5 1 2 Miles	Date: 4/8/2024			<b>GALLATIN VALLEY LAND TRUST</b> TRAILS & CONSERVATION
		Author: Adam Johnson			
		Status: CONCEPTUAL			



# Raptor Route

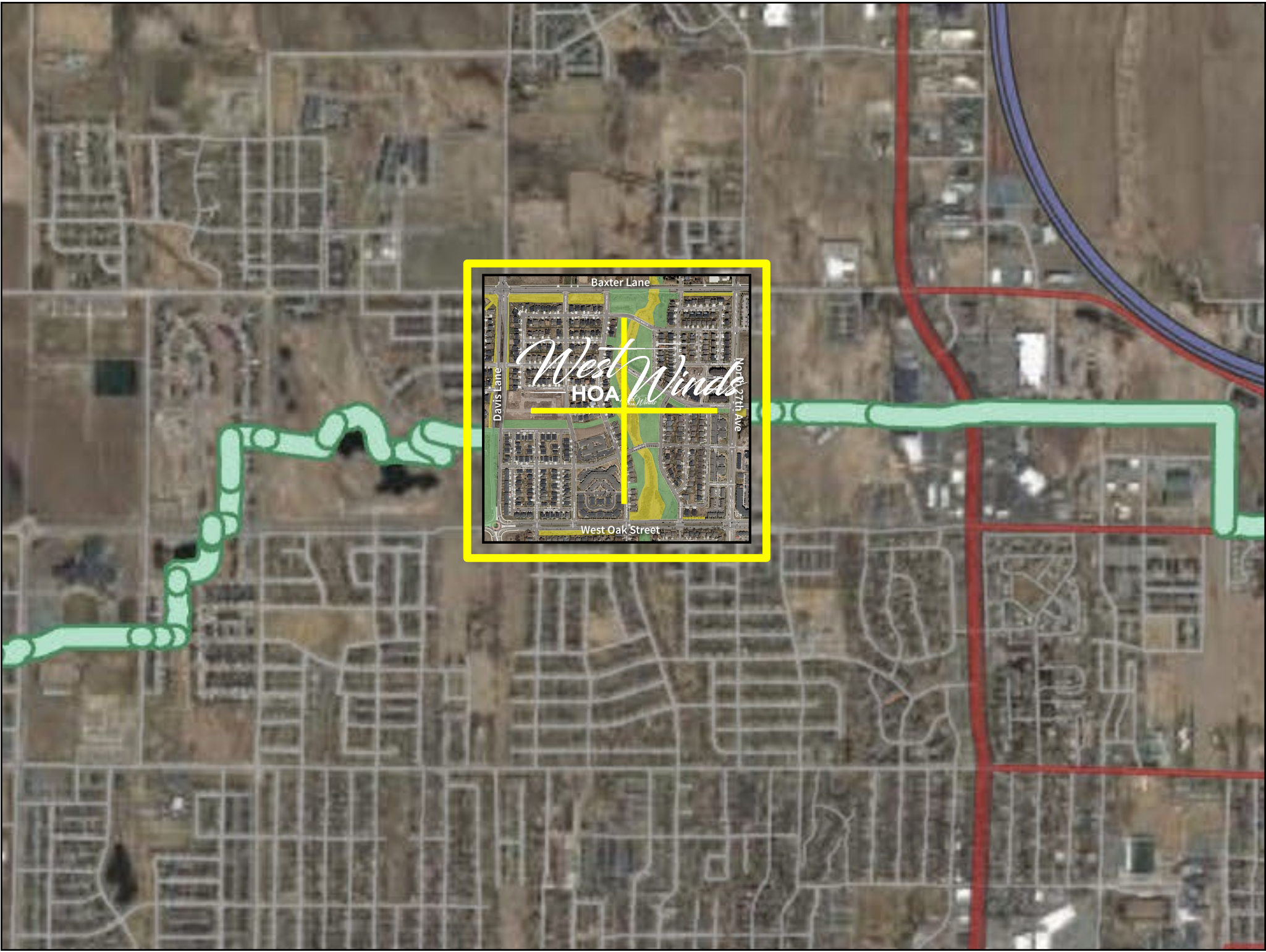






*West Winds*  
HOA









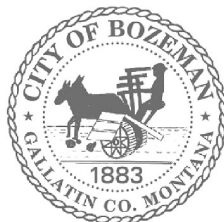
Baxter Lane

Davis Lane

North 27th Ave

West Oak Street

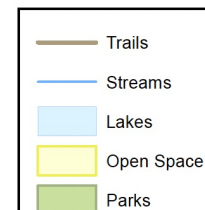




## Parkland Area

West Wind Park Subdivision

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







Baxter Lane

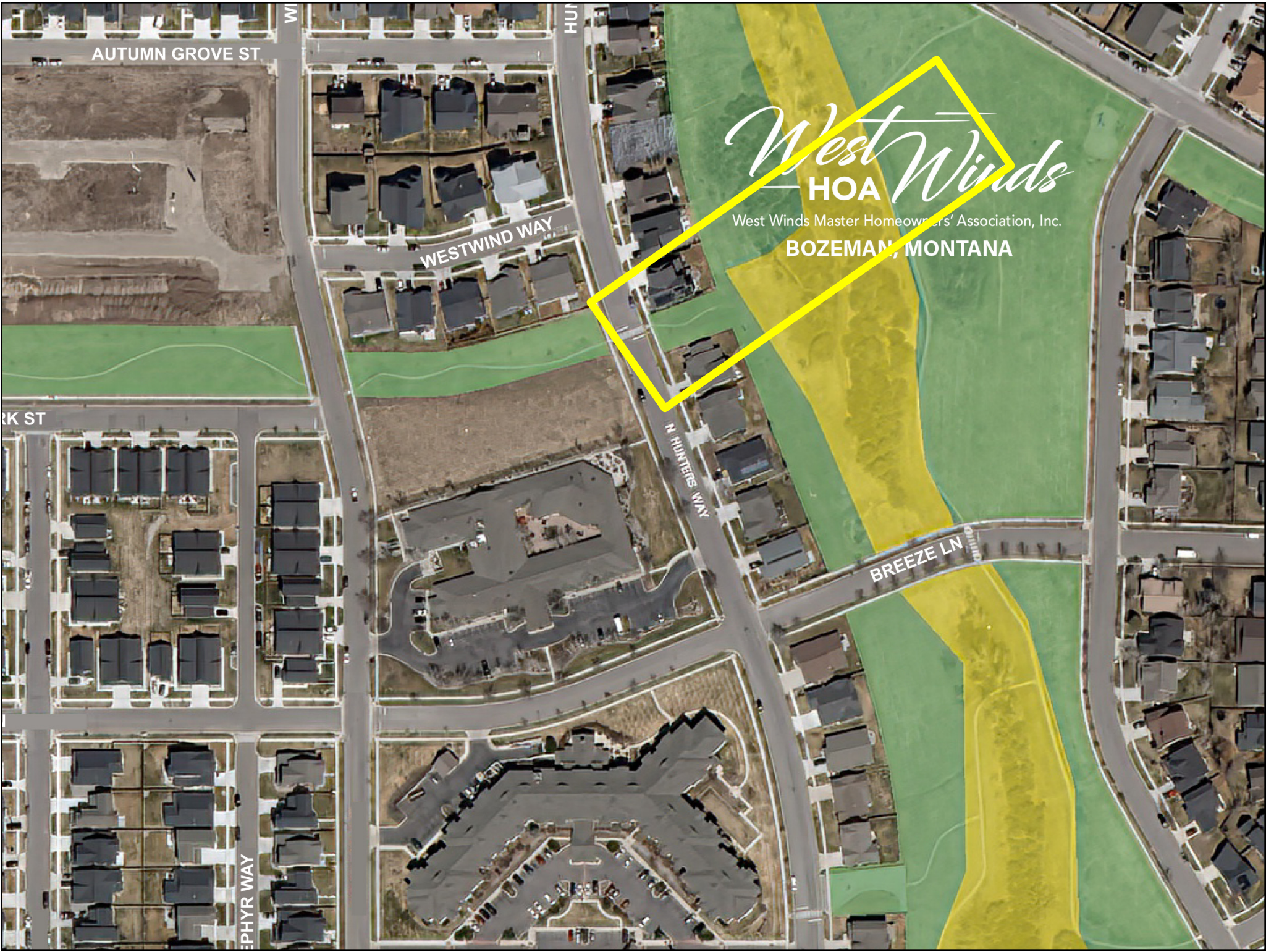
Davis Lane

North 27th Ave

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

West Oak Street





# West Winds HOA

West Winds Master Homeowners' Association, Inc.

**BOZEMAN, MONTANA**







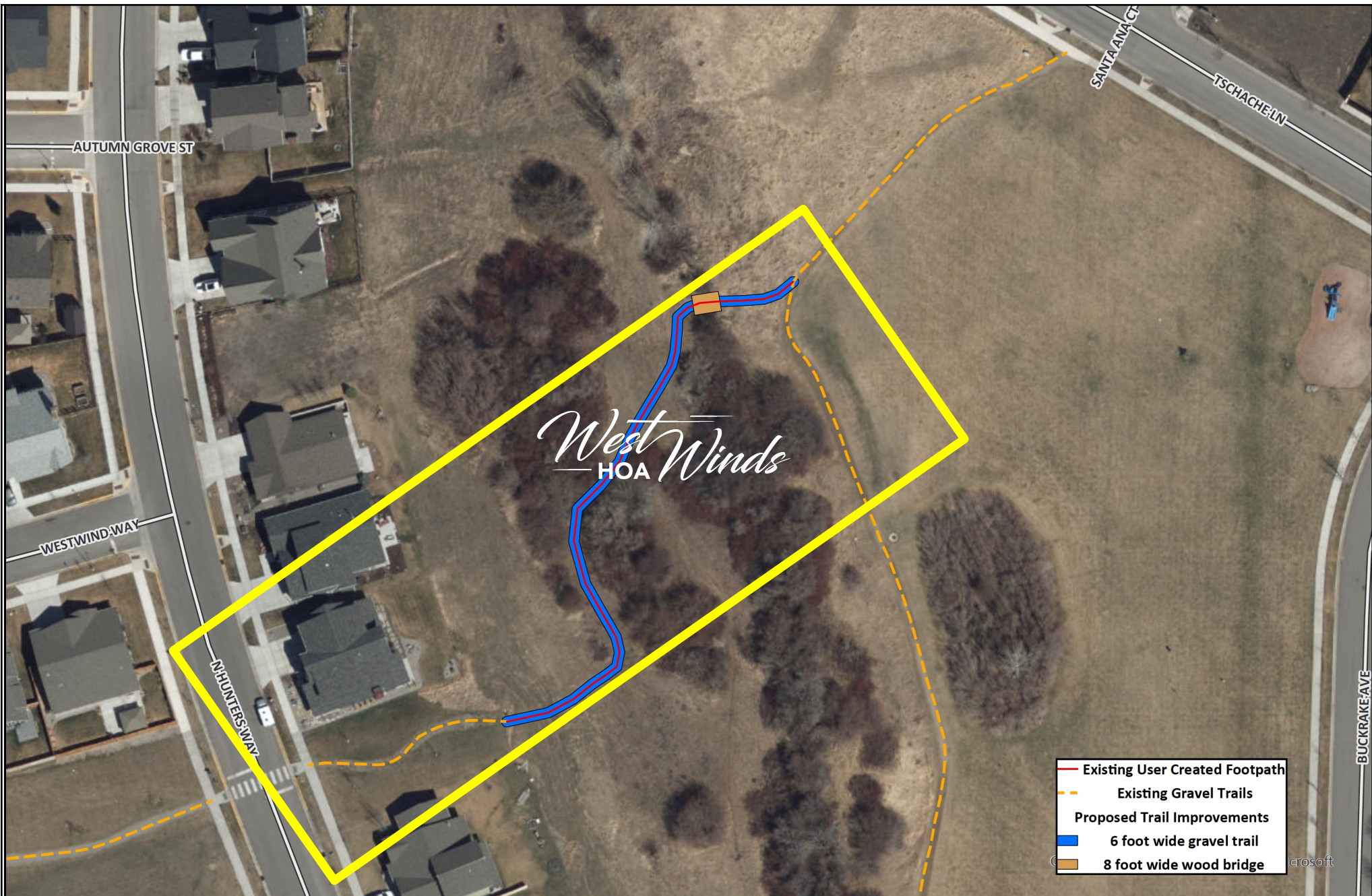




An aerial photograph of a suburban neighborhood. In the foreground, a dark asphalt road with a white crosswalk runs horizontally. Above the road is a concrete sidewalk. Behind the sidewalk is a grassy area with several young trees and a utility box. To the left, a two-story house with a grey roof and solar panels has a white SUV parked in its driveway. To the right, another house is partially visible. The background shows more houses and a large green field under a clear sky. Green geometric shapes are in the top right and bottom right corners.

Hunters Way





0

75

150

Feet

Project:

West Winds Trail

Date:	4/19/2024
Author:	Adam Johnson
Status:	DRAFT

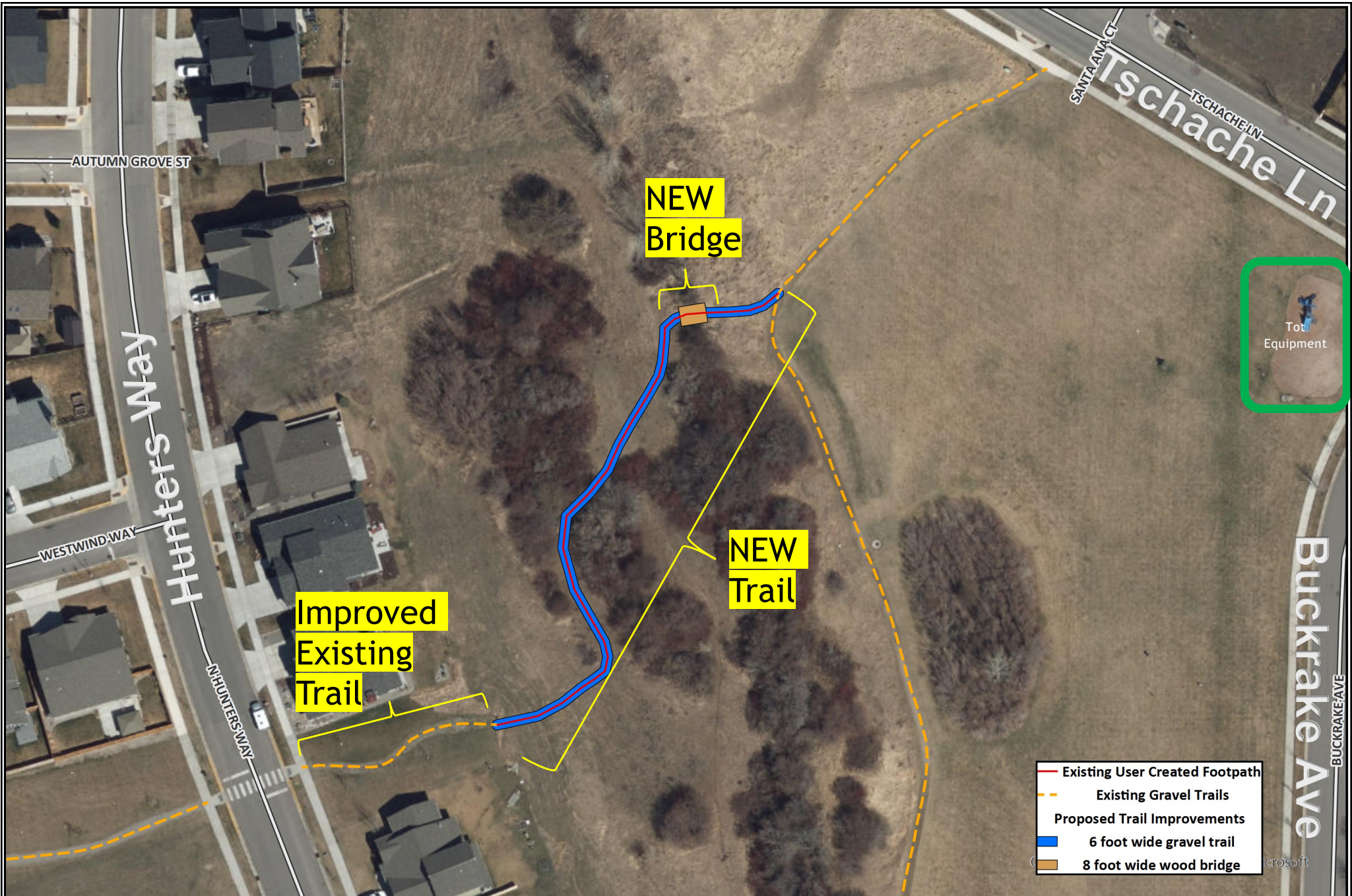
BOZEMAN<sup>MT</sup>

Parks & Recreation

GALLATIN VALLEY LAND TRUST

TRAILS & CONSERVATION





N

075150

Feet

Project: West Winds Trail

Date:	4/19/2024
Author:	Adam Johnson
Status:	DRAFT

BOZEMAN<sup>MT</sup>

Parks & Recreation



GALLATIN  
VALLEY  
LAND TRUST

TRAILS&CONSERVATION



# Project Scope



**Approx Value: \$65,000**

Time + Construction & Maintenance Costs



**Funding from Open Lands Levy (County)  
Construct & Install - Bridge & Trail**



**Maintenance & Repairs**



**Construction: Mid May 2025**



**Involves: Planning, negotiations, legal,  
surveying, construction & maintenance**



**Goal: Seamlessly integrate trail sections  
for usability and enhanced recreation.**



# Negotiating Agreements & Legal Considerations

## ► GVL

- ❖ Construction & installation in HOA Open Space

## ► City Parks

- ❖ Long-Term Maintenance, Upkeep, and Repair of Trail & Bridge improvements in HOA Open Space





# Good News Story

- ▶ Enhanced trail access and connectivity
- ▶ Collaborative effort between HOA, GVLT, and City Parks Department
- ▶ Benefits for residents and increased property values
- ▶ Resolves long-standing issue of Missing (not completed) City-Guaranteed Developer Improvements







# Stay Updated!

- ▶ Check the West Winds HOA Website for updates on this project.
- ▶ [www.westwindsHOAbozeman.org](http://www.westwindsHOAbozeman.org)
- ▶ Scan the QR Code to visit the website.