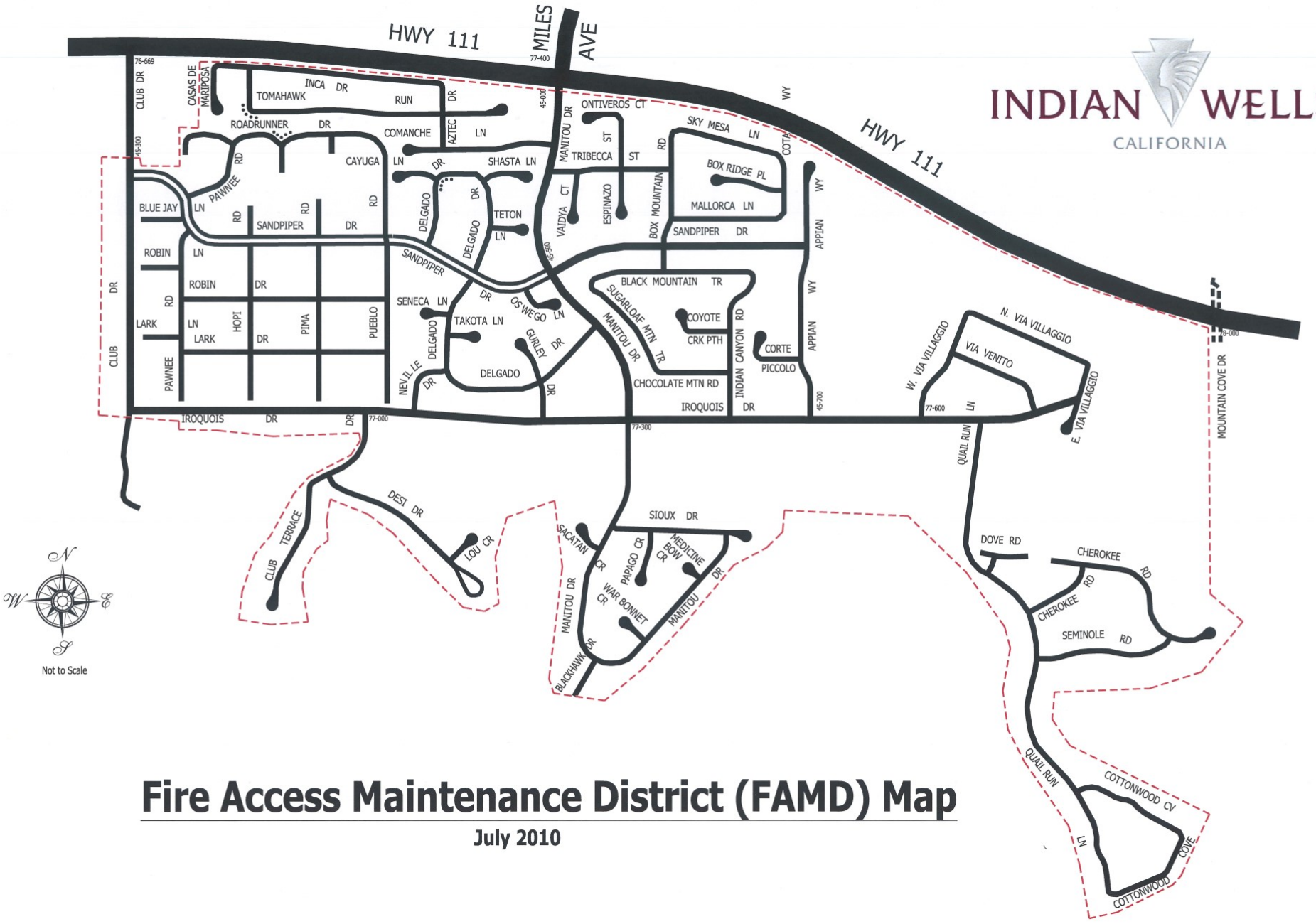
INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT (FAMD) NO. 1

BOARD OF DIRECTORS MEETING
May 9, 2024
10:00 A.M.

This Meeting will be held In-Person at
The City of Indian Wells City Council Chambers
44950 El Dorado Drive Indian Wells, CA



Fire Access Maintenance District (FAMD) Map

July 2010

O:\Bandel\FAMD\FAMD Sub District Map.dwg, Tabloid PDF No Aerial, 7/13/2010 1:24:52 PM, Adobe PDF.pc3

FAMD #1
Fire Access Maintenance District
An Agency of the City of Indian Wells
Indian Wells Country Club Community

BOARD OF DIRECTORS 2024

Director	Term Ends
Name: Kurt Yeager (Chairperson) Phone: (949) 632-6157 Email: ekurty01@gmail.com	February 28, 2025
Name: Margaret "Marge" Barry (Vice Chair) Phone: (760) 772-0404 or (760) 219-3100 cell Email: iwmarge@gmail.com	February 28, 2026
Name: Steve Nozet (Secretary) Phone: (925) 698-4632 Email: nozetsteve@gmail.com	February 28, 2025
Name: Tony Trocino (Director) Phone: (760) 610-1751 Email: trotony7@dc.rr.com	February 28, 2026
Name: Bruce Morgan (Director) Phone: (406) 370-1224 Email: bkm2zenmaster@gmail.com	February 28, 2025
Name: Dennis Coker (IWCC Rep) Phone: (760) 345-2561 Email: Dennis.Coker@clubcorp.com	Appointed (No Term)

FIRE ACCESS MAINTENANCE DISTRICT NO. 1
INDIAN WELLS COUNTRY CLUB COMMUNITY

Board of Directors Meeting Agenda

May 9, 2024 at 10:00 A.M.
Board will Meet in the City Council Chamber of the City of Indian Wells at 44950 El Dorado Indian Wells CA

1. **CALL TO ORDER OF THE FAMD, ROLL CALL**
   Chairman - Kurt Yeager
   Vice Chairman – Margaret "Marge" Barry
   Secretary – Steve Nozet
   Director - Tony Trocino
   Director – Bruce Morgan
   IWCC Representative – Dennis Coker

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL of the FINAL AGENDA**
   May 9, 2024 **Page(s) 4-5**

4. **PUBLIC COMMENTS**
   All persons wishing to address the FAMD Board will be called on during this section of the meeting by the Chairman. At the appropriate time, please come forward to the podium and state your name for the record. Speakers are limited to three minutes. Parties are encouraged to submit their comments in writing with any attachments or exhibits they wish for the FAMD Board to review, preferably 24 hours prior to the meeting. Speakers can then use their three-minutes to summarize the key points of their comments. Please note that you may address the FAMD Board on an agenda item at the time it is discussed, but only after being recognized by the Chairman.
   Under the Brown Act, the FAMD Board should not take action on or discuss matters raised during the public comment portion of the agenda which are not listed on the agenda. FAMD Board Members may refer such matters to staff for information or to be placed on a subsequent agenda for consideration. Notwithstanding the foregoing, FAMD Board Members and staff may briefly respond to statements made or questions posed during public comment, if such responses do not constitute any deliberation.

5. **CLOSED SESSION**
   a. Conference with Legal Counsel Regarding Anticipated-Litigation-Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4). One (1) or More Cases. Potential Case.

6. **CONSENT CALENDAR**
   All matters listed on the Consent Calendar are routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the FAMD Board or audience request that specific items be removed from the Consent Calendar for separate discussion and action. Financial matters will be indicated as budgeted or non-budgeted below.

   a. Minutes; April 11, 2024 **Page(s) 6-8**
   b. Financials; April 2024 **Page(s) 9-10**

7. **SECURITY REPORT**
   a. April 2024 Security Report **Page(s) 11-13**

8. OLD BUSINESS

a. Annual Assessment and Ballot Measure Update **Page(s) Verbal**
b. Bridge Light Agreements **Page(s) Verbal**

9. NEW BUSINESS

a. Manitou Lighting Proposal **Page(s) 14-16**
b. Manitou Guardhouse Renovation Project **Page(s) Pending**
c. Manitou and Club Entrance Gate Arm Repairs **Page(s) 17-19**

10. FAMD DISTRICT MANAGERS REPORT

a. Drainage Analysis
b. Pavement Management Plan (PMP)

11. BOARD MEMBERS COMMENTS

12. ANNOUNCEMENTS

Next Meeting June 13, 2024

13. ADJOURNMENT

INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT NO. 1
BOARD OF DIRECTORS OPEN MEETING

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE SENIOR BUILDING INSPECTOR OR THE RISK MANAGER AT (760) 346-2489. A 48-HOUR NOTIFICATION PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (128 CFR 35.102.35.104 ADA TITLE III).

AFFIDAVIT OF POSTING

I, Angelica Avila, certify that on May 6, 2024, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Thursday May 9, 2024, at 10:00 A.M., in person in the City Council Chamber's.

_____

FAMD #1
Fire Access Maintenance District
An Agency of the City of Indian Wells
Indian Wells Country Club Community

BOARD OF DIRECTORS MEETING

MINUTES
April 11, 2024

1. CALL TO ORDER

Chairman Kurt Yeager called meeting to order at 10:01 A.M.

ROLL CALL

PRESENT: Chairman - Kurt Yeager
Vice Chairman – Margaret "Marge" Barry
Director - Tony Trocino
Director – Steve Nozet
IWCC Representative – Dennis Coker

ABSENT: Secretary – Open

ALSO, PRESENT: District Manager (DM) Scott Matas (Desert Resort Management/ Associa),
Ken Seumalo (City of Indian Wells, Public Works Director),
Jennifer Aguilar (City of Indian Wells, Administrative Assistant)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE FINAL AGENDA

A motion was made by Director Tony Trocino and a 2nd by Director Steve Nozet to approve the agenda for the April 11, 2024, FAMD board meeting. Motion carried 5/0.

4. PUBLIC COMMENTS

One resident made comments regarding standing water in front of her home along the curb/ gutter area.

5. CLOSED SESSION

a. Conference with Legal Counsel Regarding Anticipated-Litigation-Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4). One (1) or More Cases. Potential Case.

Attorney was not available, closed session was cancelled. A written report will be forwarded from the attorney.

6. CONSENT CALENDAR

a. Minutes; March 14, 2024
b. Financials; March 2024

A motion was made by Director Steve Nozet and a 2nd by Vice Chair Marge Barry to approve the Consent Calendar. Motion carried 5/0.

7. SECURITY REPORT

a. March 2024 Security Report

Director of Security Paul Stotesbury was absent due to jury duty, the district manager presented the report and noted significate events. The Board of Directors reviewed the report with no questions.

8. OLD BUSINESS

a. Annual Assessment and Ballot Measure Update

District Manager updated the board on the progress. Kick off meeting with all parties that are participating will take place in April.

b. Bridge Light Agreements

The board was updated on the review from Manitou Springs HOA and Sandpiper Cove #3. Due to the Chairman sitting on the Manitou Springs HOA Board of Directors he asked that the items be bifurcated.

Electrical Reimbursement Agreement with Sandpiper Cove #3 for Bridge Lighting

The board reviewed the counter proposal from the HOA's attorney and agreed to the reimbursement amount of $60.00 per month.

A motion was made by Chairman Kurt Yeager and a 2nd by Vice Chair Marge Barry to approve the counteroffer of $60.00 per month electrical reimbursement with Sandpiper Cove #3. Motion carried 5/0.

Electrical Reimbursement Agreement with Manitou Springs HOA for Bridge Lighting

The board reviewed a request to have the meter read and the actual cost of the electrical usage be the language used in the agreement along with a section added for remedy if the FAMD does not submit payment.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Steve Nozet to approve the use of the HOA electrician, to read the meter and submitting an invoice for up to an amount not to exceed $1,000.00 for the electrical reimbursement with Manitou Springs HOA and adding language to remedy payments not made by the district. Motion carried 4/0/1 with Kurt Yeager Abstaining.

9. NEW BUSINESS

a. Appointment of Board of Director Seat

The board reviewed the application from Bruce Morgan. No other applications were submitted.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to appoint Bruce Morgan to the FAMD Board of Directors to fill the open seat. Motion carried 5/0.

b. Appointment of Board Secretary

The board discussed the appointment of a board secretary due to the recent vacancy.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Tony Trocino to appoint Steve Nozet to the FAMD executive committee as board secretary. Motion carried 5/0.

10. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding on the progress on the drainage analysis, pavement management plan, guardhouse remodel at the Manitou guardhouse and vehicle enforcement.

11. BOARD MEMBER COMMENTS

None

12. ANNOUCEMENTS

The next regularly scheduled meeting of the Fire Access Maintenance District Board of Directors will be held at 10:00 A.M., on May 9, 2024, in person at the City of Indian Wells council chambers.

13. ADJOURNMENT

There being no more business the meeting was adjourned by Chair Kurt Yeager at 10:38 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: _____ Date: _____
Kurt Yeager, FAMD Chairman

YEAR-TO-DATE BUDGET REPORT

APRIL 2024

FOR 2024 10

ACCOUNTS FOR: 209 F.A.M.D. #1		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
2090000 F.A.M.D. #1								
2090000 411100	CYSecPrpTx	-325,000	-325,000	-207,073.15	-20,178.84	.00	-117,926.85	63.7%*
2090000 411200	CYUnsPrpTx	-8,170	-8,170	-9,671.60	.00	.00	1,501.60	118.4%
2090000 411300	PYPrpTx	-2,050	-2,050	-3,150.52	.00	.00	1,100.52	153.7%
2090000 411400	RollPrpTx	-1,850	-1,850	-3,702.09	.00	.00	1,852.09	200.1%
2090000 421100	Fire Acces	-1,194,000	-1,194,000	-689,850.48	.00	.00	-504,149.52	57.8%*
2090000 431100	Const Pmt	-1,080	-1,080	.00	.00	.00	-1,080.00	.0%*
2090000 451100	Invst Earn	-48,000	-48,000	10,708.00	.00	.00	-58,708.00	-22.3%*
2090000 461500	PropTxRelf	-1,830	-1,830	-755.33	.00	.00	-1,074.67	41.3%*
2090000 465100	Gr & Reimb	0	0	-15,804.00	.00	.00	15,804.00	100.0%
2090000 486300	Misc Rev	-3,450	-3,450	-2,360.00	-480.00	.00	-1,090.00	68.4%*
TOTAL F.A.M.D. #1		-1,585,430	-1,585,430	-921,659.17	-20,658.84	.00	-663,770.83	58.1%
2098601 F.A.M.D. Program								
2098601 531000	Prof Svcs	168,750	168,750	88,965.80	7,193.51	43,397.16	36,387.04	78.4%
2098601 533000	Contr Svcs	996,750	1,096,371	836,757.93	87,564.53	249,882.86	9,730.21	99.1%
2098601 542000	Utilities	32,950	34,950	27,881.71	666.86	2,868.35	4,199.94	88.0%
2098601 544000	Bldg&GrMnt	137,650	130,650	63,164.73	9,024.70	37,001.37	30,483.90	76.7%
2098601 545000	Infrastruc	130,000	127,400	94,137.08	10,113.25	32,862.92	400.00	99.7%
2098601 552000	Communicat	18,750	26,250	14,681.57	1,483.56	5,322.09	6,246.34	76.2%
2098601 561000	Office Exp	9,500	9,500	553.41	.00	8,486.65	459.94	95.2%
2098601 563000	Opr Matrls	1,500	1,600	1,365.00	136.50	235.00	.00	100.0%
2098601 565000	MinorEquip	2,500	2,500	.00	.00	.00	2,500.00	.0%
2098601 591600	IndrctCost	15,000	15,000	10,000.00	.00	.00	5,000.00	66.7%
TOTAL F.A.M.D. Program		1,513,350	1,612,971	1,137,507.23	116,182.91	380,056.40	95,407.37	94.1%
2099929 FAMD Capital								
2099929 673100	ConstContr	0	774,241	660,254.00	.00	65,324.00	48,663.00	93.7%
TOTAL FAMD Capital		0	774,241	660,254.00	.00	65,324.00	48,663.00	93.7%
TOTAL F.A.M.D. #1		-72,080	801,782	876,102.06	95,524.07	445,380.40	-519,700.46	164.8%
	TOTAL REVENUES	-1,585,430	-1,585,430	-921,659.17	-20,658.84	.00	-663,770.83	
	TOTAL EXPENSES	1,513,350	2,387,212	1,797,761.23	116,182.91	445,380.40	144,070.37	

PRIOR FUND BALANCE 6/30/2023:	1,691,981.28
CHANGE IN FUND BAL-NET OF REVENUES/EXPENSES:	-876,102.06
ENDING FUND BALANCE 4/30/2024:	815,879.22

FAMD Financial Monthly Report	
Month: April 2024	
Monthly Income	$20,658.84
Monthly Expenses	$116,182.91
Available Budget - Expenses	$95,407.37
Available Encumbered - Expenses	$380,056.40
Total Budgeted Expenses Available	$475,463.77
Fund Balance	$815,879.22
Project Balance end of Fiscal year	$340,415.45

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

Paul A. Stotesbury
Site Security Director
April, 2024

April 1 -	**Manitou/ Sandpiper, property damage, landscaper drove over landscape to deliver material to house over fence, report to DRM**
April 1 -	**Tomahawk, H/O reported suspicious person in yard, RSDO called, was Insurance photographer at wrong address**
April 5 -	**Manitou Gate, Landscaper drove into/knocked off entrance gate arm, report/ pictures to DRM**
April 12 -	**Lou Circle, found dog, unable to located owner, Animal Control called, responded at took dog**
April 12-14 -	**Coachella Fest, large group, Creator's Inc. at 45-696 Delgado report in handout**
April 17 –	**Robin Lane, landscaper severe dog bit, taken for medical help, Animal Control notified report made**
April 18-21 -	**Coachella Fest, 45-696 Delgado, Creator's Inc. (see handout)**
April 26-28 -	**Stagecoach Festival, 45-696 Delgado, Shein Clothing Co. (see handout)**
April 27 -	**Club drive, window broken by golf ball, unknown golfer**

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 16 **TRANSPORTS – 9**

RSO

ROUTINE PATROL – 1 **CALLS FOR SERVICE – 10**

OPEN GARAGE DOOR – 59 **OPEN OTHER DOORS – 3**

TRANSPONDERS SOLD – 77

Stats for 2024

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0	0	0									0
Alarm Checks-Security	4	1	3	2									10
Animal Control on site	0	1	1	2									4
Animal Issues	1	0	0	3									4
Burglaries	0	0	0	0									0
Thefts	1	0	0	0									1
Garage Doors Open	43	51	56	59									209
A Shift up to 1400 hrs	0	0	1	0									1
B Shift up to 2200 hrs	42	49	54	57									202
C shift after 2200 hrs	1	2	1	2									6
Doors Open (Other)	0	3	5	3									11
Golf Cart Issues	0	0	0	0									0
Homeowner Assist/Welfare Check	9	3	1	5									18
Landscape/Light Issues	0	0	0	1									1
Medical Response / Fire Dept.	9	8	10	16									43
Noise Issues	2	2	1	1									6
Other - Domestic Issue	0	0	0	0									0
Parking Issues	1	0	1	0									2
Public Utility Issue	0	0	0	0									0
Process Servers	0	5	16	6									27
Property Issues/Damage	4	1	5	5									15
Realtor Issues	0	0	0	0									0
Sheriff on Site	17	12	19	11									59
Alarm Response/Call In	6	4	11	10									31
Routine Patrol	11	8	8	1									28
Suspicious Events	2	0	1	5									8
Traffic/Street Issues	0	0	0	0									0
Vandalism	0	0	0	0									0
Vendor Issues	0	0	0	0									0
Water Issues	3	2	4	7									16

Indian Wells Country Club FAMD #1
Security Staffing Report
APRIL, 2024

	Employee Name	Length of Service at Allied Universal in Months	Length of Service at IWCCC in Months	Position	Scheduled Work Days	Scheduled Work Hours	Total Scheduled Hours/Day	Total Scheduled Hours/Week
1	Bonner, Betty	21	21	Security Supervisor	Tues/Sat	10pm-6am	8	40
2	Cabanilla, Danny	55	55	Security Officer/Supervisor	Fri/Mon	2pm - 10pm	8	32
3	Casarez, Jose	76	73	Security Officer	Sun/Thurs	2pm-10pm	8	40
4	Gray, Ken	19	19	Security Officer	Mon/Tues	2pm-10pm	8	16
5	Gutierrez, Arturo	3	3	Security Officer	Wed/Sun	2pm-10pm	8	40
6	Hertwig, Robert	14	14	Security Officer	Thurs/Sun	10pm-6am	8	40
7	Hosamane, Mahinder	127	177	Security Supervisor	Sun/Thurs	10pm-6am	8	40
8	Lara, Marvin	128	125	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
9	McGarty, Patrick	9	8	Security Officer	Sat-Wed	Varies	8	40
10	Pennington, Sandra	21	21	Security Officer	Fri/Mon	10pm-6am	8	32
11	Penny, Max	26	26	Security Officer	Tues/Sat	2pm-10pm	8	40
12	Perea, Richard	6	6	Security Officer	Sat/Wed	Varies	8	40
13	Perez, Helen	4	4	Security Officer	Wed/Sun	2pm-10pm	8	40
14	Rios, Albert	19	19	Security Officer	Sun-Thurs	6am-2pm	8	40
15	Sandoval, Andrea	84	62	Security Officer	Sat-Wed	6am-2pm	8	32
16	Wright, Shawn	13	13	Security Supervisor	Tues/Sat	10pm-6am	8	40
17								
18	Stotesbury, Paul	104	68	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time	6	6	Security Officer		6am-2pm	8	16
	TOTALS	**735**	**720**					648
	AVERAGES	**40.83**	**40**					

	Change	**Change**

STAFF REPORT

DATE: May 9, 2024

TO: Honorable FAMD Board Members

FROM: FAMD District Manager

SUBJECT: Palm Tree Lighting at Manitou Entrance

SUMMARY:

The Manitou entrance palm tree lighting is aged and needing to be replaced. There are twenty-two palm trees located on the west and east side of the entrance. Some palm trees have up and down lighting with wrapped (Christmas lights) lighting. The lighting maintenance contractor, Associa on call (AOC), with newer technology AOC is suggesting adding a Kichler spotlight mounted on a post at the base of the palm tree. Each light will be a 15-degree, 21-watt canopy spotlight. Please review the proposal and picture attachments.

FISCAL IMPACT:

$11,784.00 plus a 10% contingency ($1,178.40)

RECOMMENDATIONS

- Approve the proposal for an amount not to exceed $12,962.40.
- Approve the funds to be spent from Building and Ground Maintenance GL 2098601 544000

KICHLER

STAFF REPORT

DATE: May 9, 2024

TO: Honorable FAMD Board Members

FROM: FAMD District Manager

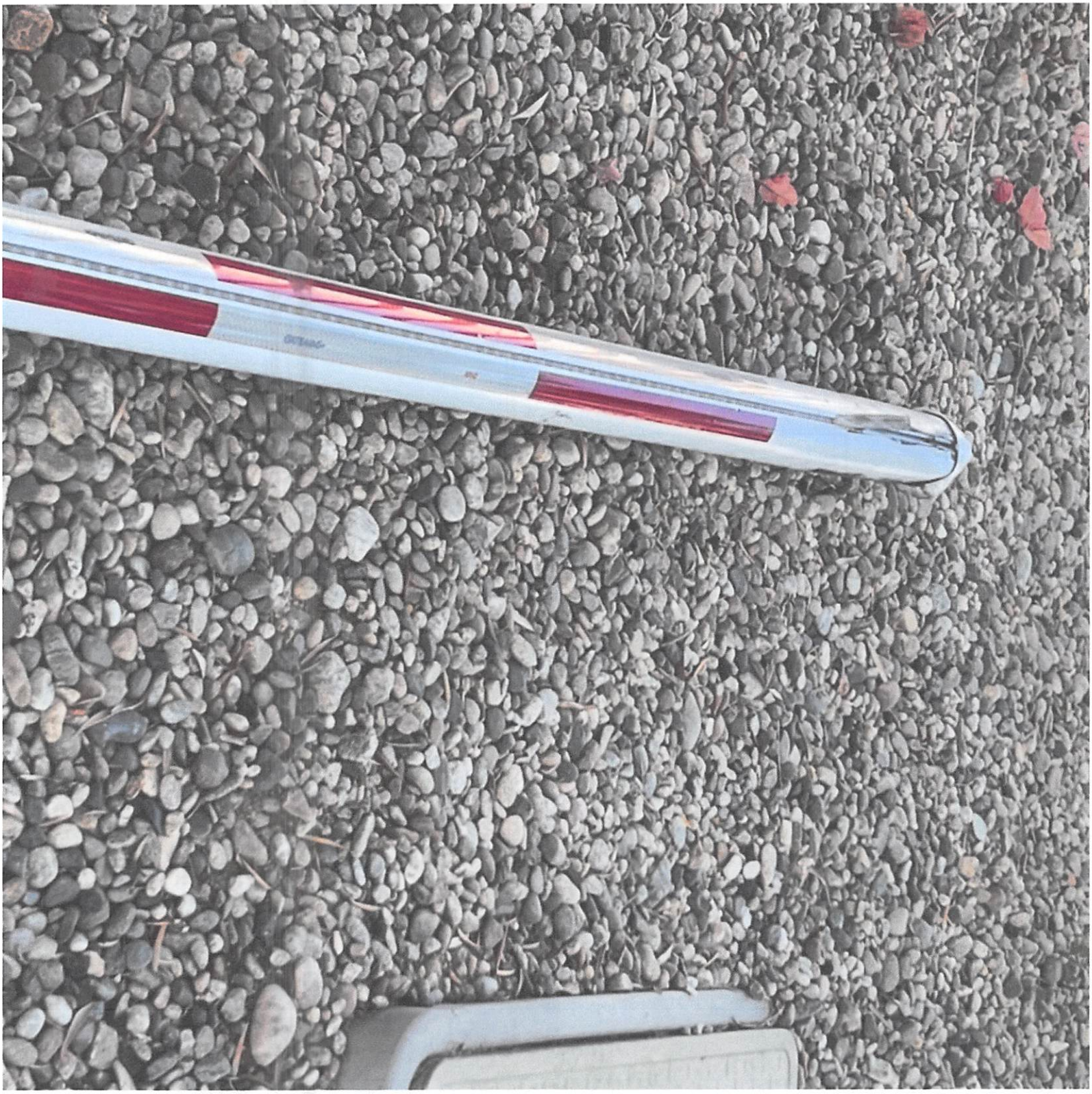
SUBJECT: Gate Arm at Manitou Entrance

SUMMARY:

On Wednesday May 1, 2024 the Manitou gate arm was struck by a freight company vehicle. The gate arm was severally damaged and will need to be fully replaced. Please review the proposal and pictures attached to staff report.

FISCAL IMPACT:

$1,104.44 plus a 10% contingency ($104.44)

RECOMMENDATIONS

- Approve the proposal for an amount not to exceed $1,214.88
- Approve the funds to be spent from Building and Ground Maintenance GL 2098601 544000