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

SPECIAL BOARD OF DIRECTORS MEETING

MINUTES
August 7, 2024

1. **CALL TO ORDER**
   Chairperson Kurt Yeager called meeting to order at 9:32 A.M.

   ROLL CALL
   PRESENT: Chairperson - Kurt Yeager
   Vice Chairperson – Margaret "Marge" Barry (Virtual)
   Director - Tony Trocino (Virtual)
   Director – Bruce Morgan
   Director – Steve Nozet
   IWCC Representative – Dennis Coker

   ABSENT: None

   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),
   Paul Stotesbury (Allied Universal, Director of Security)
   Suzie Salazar (Allied Universal, Branch Manager)

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF THE FINAL AGENDA**
   A motion was made by Vice Chair Marge Barry and a 2nd by Director Tony Trocino to approve the agenda for the August 7, 2024, with the addition of an urgency item being added to the agenda. The Board of Directors agrees to add urgency item as item 9(e) due to the information becoming available after the posting of the agenda and needing immediate action. Motion carried 6/0.

4. **PUBLIC COMMENTS**
   None

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.

      The Board received an update for the attorney with no reportable action.

6. CONSENT CALENDAR

a. Minutes; June 25, 2024
b. Financials; June & July 2024

A motion was made by Director Bruce Morgan and a 2nd by Director Steve Nozet to approve the Consent Calendar. Motion carried 6/0.

7. SECURITY REPORT

a. June 2024 Security Report
Director of Security (DOS) Paul Stotesbury presented the May Security report. The Board of Directors reviewed the report with minor questions answered by the DOS.

8. OLD BUSINESS

a. Annual Assessment and Ballot Measure Update
Chairperson Yeager updated the board. No action – Informational only.

9. NEW BUSINESS

a. Security Contract
Allied Universal Security over billed the FAMD by $19,966.28. The District Manager broke down the charges and had Suzie Salazar, Branch Manager for Allied Universal Security, explained the charges. After further discussion with the board Suzie waived all fees. No Action needed.

b. Landscape Contract
The District Manager terminated the contract with Conserve LandCare and issued a request for proposals (RFP). The District Manager accepted four proposals and qualified three with an analysis for the board to review.

A motion was made by Director Steve Nozet and a 2nd by Director Dennis Coker to award a contract for landscaping services to Mariposa Landscapes Inc. per the scheduled proposed plus necessary extras. Motion carried 6/0.

c. Manitou Guardhouse Renovation Project
The Board of Directors reviewed the change orders as submitted by Associa OnCall.

i. Change order to add slider door to west side of guardhouse.
After the initial approval of the project the Director of Security brought to the attention of the contractor and subcommittee the needed to replace the west swing door with a slider door. The proposal was reviewed by the board.

ii. Change order to prime and paint building a new color.
After the initial approval of the project the subcommittee chose to change the color of the building. The proposal was reviewed by the board.

iii. Change order for Security/ IT Upgrade
After the initial approval of the project the subcommittee chose to change the color of the building. The proposal was reviewed by the board.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Bruce Morgan to approve the change orders to Associa OnCall to add a slider door for an amount not to exceed $10,884.00, a change order to change the paint color of the Manitou guard house outside entrance structure for an amount not to exceed $6,269.00 and a change order to upgrade the security and IT needs of the Manitou guard house for an amount not to exceed $8,673.00. Motion carried 5/0/1 with Director Steve Nozet abstaining.

d. Fountain Pump
The Board of Director reviewed a proposal to replace the Manitou fountain pump.

A motion was made by Director Tony Trocino and a 2nd by Director Dennis Coker to approve the installation of a new pump for the Manitou guardhouse fountain for an amount not to exceed $2,785.00. Motion carried 6/0.

e. ***Urgency Item*** Change Order to Paint Club Drive Guard House
The contractor for the Manitou guard house submitted for permits and paint colors. The architectural review committee approved the project with two conditions.

1. Submitted color not approved needs to be similar to the original color.
2. Must paint the Club Drive entrance structure to match the Manitou Drive entrance.

The information was presented to the district manager on Monday August 5, 2024, prompted an urgency item to the board meeting for a decision to be made. The contractor submitted a change order to meet the condition and the subcommittee presented a new color that was approved.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Bruce Morgan to approve a change order for an amount not to exceed $13,708.00. Motion carried 5/0/1 with Director Steve Nozet abstaining.

10. DISTRICT MANAGER REPORT
The District Manager reported and answered questions regarding on the progress on the drainage analysis, pavement management plan and the Cherokee and Seminole road project.

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 October 10, 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 10:42 A.M.

Respectfully Submitted, Scott Matas, District Manager

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