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

BOARD OF DIRECTORS MEETING

MINUTES
November 14, 2024

1. **CALL TO ORDER**
Chairman Kurt Yeager called meeting to order at 10:01 A.M.

ROLL CALL

PRESENT: Chairman - Kurt Yeager
Director - Tony Trocino
Director – Bruce Morgan
Director – Steve Nozet

ABSENT: Vice Chairman – Margaret "Marge" Barry
IWCC Representative – Dennis Coker

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),
Ken Seumalo (City of Indian Wells, Public Works Director),
Paul Stotesbury (Allied Universal, (DOS) Director of Security),
Kevin McCarthy (City of Indian Wells, Finance Director)

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 November 14, 2024. Motion carried 4/0.

4. **PUBLIC COMMENTS**
No comments.

5. **CONSENT CALENDAR**
   a. Minutes; October 8, 2024
   b. Minutes; October 28, 2024
   c. Financials; September 2024

A motion was made by Director Tony Trocino and a 2nd by Director Bruce Morgan to approve the Consent Calendar. Motion carried 4/0.

6. **SECURITY REPORT**
   a. October 2024 Security Report
   Director of Security (DOS) Paul Stotesbury presented the October security reports. The Board of Directors reviewed the reports. No action, informational.

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7. OLD BUSINESS

a. Annual Assessment and Ballot Measure Update

The District Manager updated the Board on the progress of the ballot measure. Kevin McCarthy, Finance Director for the City of Indian Wells, presented multiple percentage increase spreadsheets. The spreadsheets outlined past years actuals and future years budget projections. The spreadsheets began at no levy assessed and spreadsheets with 10%, 15%, 20%, 25%, 30% and 50% increases to the annual assessments. The spreadsheet captured the Pavement Management Plans projected capital improvements. The Board discussed the need for other capital expenditures and how that would play out in the future if the proper reserve were not collected. The Board discussed a reserve study to help justify the need of reserves to replace components not related to the roads, such as, fountain pumps, paint for the guardhouse structure, cabinets, etc. The Board requested a separate line item to show road improvement capital and other reserves. A special meeting will be scheduled for November 26th at 10AM to focus on the assessment amount with presentations from Tripepi-Smith and Willdan.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve a reserve study at an amount not to exceed $2,000.00. Motion carried 3/1 with Director Bruce Morgan voting no.

b. Cherokee & Seminole Road Repairs

The project was put on hold by the Board at the October meeting. The District Manager and the Chairman met with the Finance Director and discussed the project drawing down the fund balance below the required fund balances. The Finance Director agreed to allow the FAMD to fund the project.

The District Manager presented the results of the request for proposal for a 1" grind and over lay on Cherokee Road and Seminole Drive. The Board received four proposals and the most responsive bidder was NPG, Inc. Due to the capital budget being low the Board directed the District Manager to review the budget with the City of Indian Wells Finance Director and bring back a plan to fund the road repairs.

A motion was made by Director Tony Trocino and a 2nd by Chairman Kurt Yeager to approve a contract with NPG, Inc. for an amount not to exceed $163,788.00 (Includes contract amount of $148,890.00 plus a 10% contingency of $14,890.00). Motion carried 3/0/1 with Director Steve Nozet abstaining.

8. NEW BUSINESS

a. Landscaping Contract

The landscape contract excluded a portion of the front entrance at Manitou. The District Manager reviewed the maps and determined that the excluded area was intended to be part of the contract.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve an amendment to the mariposa landscape contract to include the Manitou entrance west area for an amount not to exceed $10,536.00 annually or $878.00 per month. Motion carried 4/0.

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b. Security Gate Maintenance and Repair Contract
The Board of Directors was notified by the District Manager that the contract with the gate maintenance company has been terminated. To finish the fiscal year the District Manager is recommending to contract with AOC for gate maintenance until the end of the fiscal year when the contract will check the market.

A motion was made by Director Steve Nozet and a 2nd by Director Bruce Morgan to approve a contract for the remaining FY 2024/25 with Associa OnCall. Motion carried 4/0.

c. Manitou Entrance Overhang Repairs
The District Manager notified the Board that the overhang at Manitou resident entrance was damaged by the boom of a frontier service vehicle. Frontier is processing the claim and has taken responsibility. The Club Drive entrance is being repaired and painted as part of the guard house remodel project and will be able to add the repairs at the manitou entrance to a change order.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve a change order to the guardhouse remodel project to allow for repairs to be completed by Associa OnCall. Motion carried 5/0.

9. DISTRICT MANAGER REPORT
The District Manager reported and answered questions regarding the guardhouse remodel project and the election.

10. BOARD MEMBER COMMENTS
None

11. ANNOUCEMENTS
The next regularly scheduled meeting of the Fire Access Maintenance District Board of Directors will be held at 10:00 A.M., on December 12, 2024 and a special meeting will be scheduled on November 26, 2024, in person at the City of Indian Wells council chambers.

12. ADJOURNMENT
There being no more business the meeting was adjourned by Chair Kurt Yeager at 11:25 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: Signed by: _____ Date: 12/13/2024
Kurt Yeager, FAMD Chairman