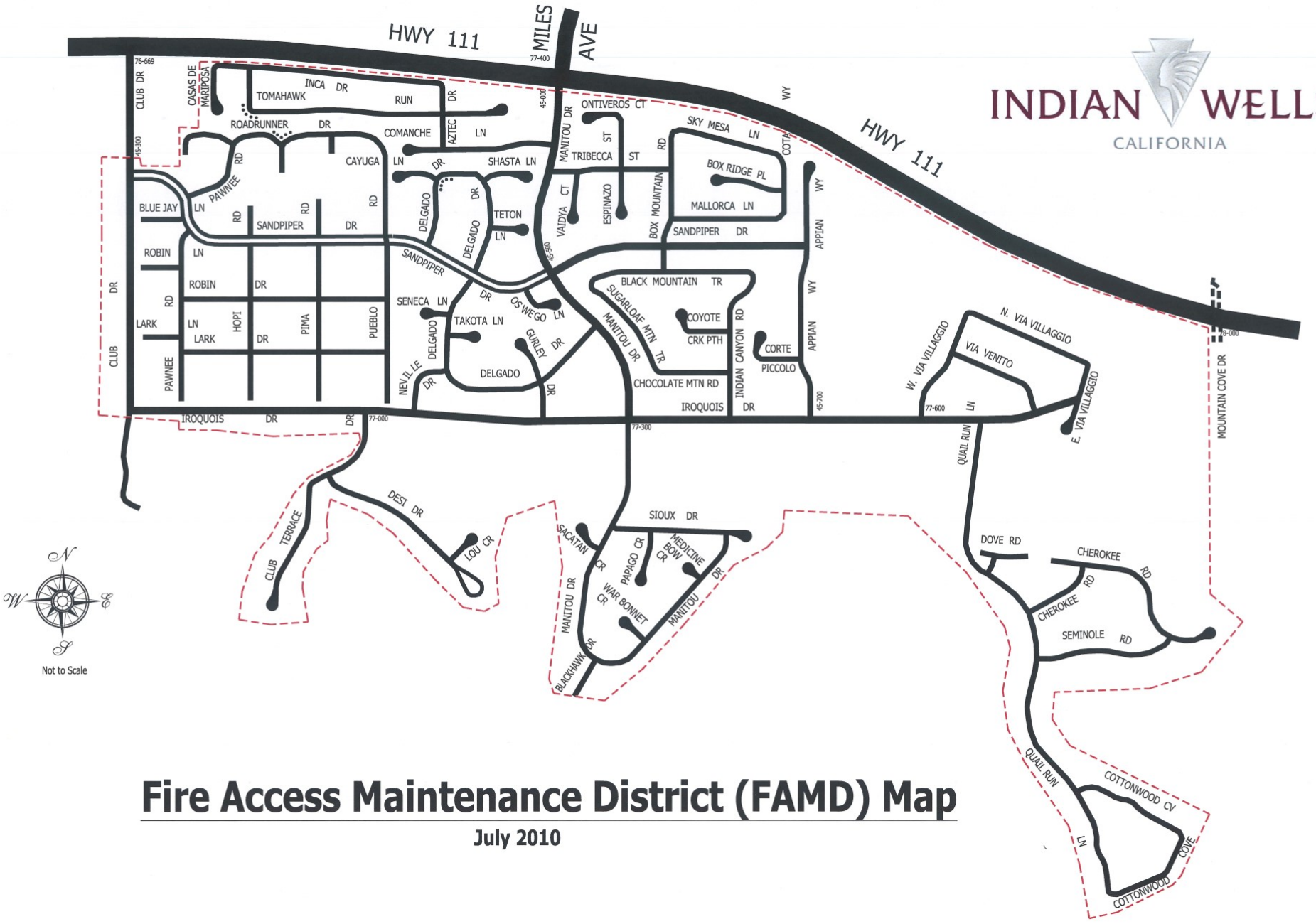
INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT (FAMD) NO. 1

BOARD OF DIRECTORS MEETING
March 13, 2025
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, 2029
Name: Margaret “Marge” Barry (Vice Chair) Phone: (760) 219-3100 Email: iwmarge@gmail.com	February 28, 2026
Name: Steve Nozet (Secretary) Phone: (925) 698-4632 Email: nozetsteve@gmail.com	February 28, 2029
Name: Tony Trocino (Director) Phone: (310) 963-3428 Email: trotony7@gmail.com	February 28, 2026
Name: Bruce Morgan (Director) Phone: (406) 370-1224 Email: bkmzenmaster@gmail.com	February 28, 2029
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
Thursday March 13, 2025 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**
   Chair - Kurt Yeager
   Vice Chair – 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**
   March 13, 2025 **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. **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; February 13, 2025 **Page(s) 6-8**
   b. Financials; February 2025 **Page(s) 9-10**

6. **SECURITY REPORT**
   a. February 2025 Security Report **Page(s) 11-13**

7. **OLD BUSINESS**
   a. FAMD Safety and Essential Services Measure **Page(s) 15**
   b. Transponder Policy Subcommittee **Page(s) Verbal**

8. NEW BUSINESS

a. Speed Limit Signs **Page(s) Verbal**
b. Parking **Page(s) 16**
c. Entry Gate Maintenance Repairs **Page(s) 17**

9. FAMD DISTRICT MANAGERS REPORT

10. BOARD MEMBERS COMMENTS

11. ANNOUNCEMENTS

The next Board of Directors meeting is scheduled for April 10, 2025.

12. 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 March 10, 2025, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Thursday March 13, 2025, 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
February 13, 2024

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

ROLL CALL

PRESENT: Chair - Kurt Yeager
Vice Chair – Margaret "Marge" Barry
Secretary – Steve Nozet
Director - Tony Trocino
Director – Bruce Morgan

ABSENT: IWCC Representative – Dennis Coker

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

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 February 13, 2025, with items 8(c) and 8 (d) hear after public comments. Motion carried 5/0.

4. **PUBLIC COMMENTS**
No comments.

5. **CONSENT CALENDAR**
   a. Minutes; January 9, 2025
   b. Financials; January 2025

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve the Consent Calendar. Motion carried 5/0.

6. **SECURITY REPORT**
   a. January 2025 Security Report
   Director of Security (DOS) Paul Stotesbury presented the January 2025 security reports. The Board of Directors reviewed the reports, asked question with answers from DOS. No action was taken the item is informational.

7. OLD BUSINESS

a. Annual Assessment and Ballot Measure Update
The Chair and District Manager provided an update on the City Councils approval to move forward with an election to increase assessments for May 2025. The Board also discussed next actions of mailing material and talking points. Informational, no action taken.

b. Manitou Bridge Lighting Reimbursement
Manitou Springs Homeowners Association (MSHOA) had placed on hold the signing of the agreement with the FAMD for the Board approved reimbursement. MSHOA conducted their own assessment and has agreed to terms expect for an invoice submittal. MSHOA requested to not submit an invoice annually for reimbursement, after reviewing the District Manager recommended that the Board not approve the request to not submit an invoice and ratify the initial agreement.

A motion was made by Director Bruce Morgan and a 2nd by Director Tony Trocino to approve the ratification of the initial agreement and to have the District Manager assist with producing an invoice for payment. Motion carried 5/0.

8. NEW BUSINESS

a. Transponder Assignment
The Board reviewed the request from the District Manager to update the transponder program. The Chair suggested a subcommittee to assist the District Manager and Director of Security in an updated policy.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Tony Trocino to appoint Directors Steve Nozet and Bruce Morgan to a subcommittee to make recommended updates/ changes to the transponder policy. Motion carried 5/0.

b. Security Camera and Computer Services Contract
The District Manager presented the challenges of the former contract for security cameras and computer maintenance during the guardhouse remodel. The intent was to enter into a new contact with Associa/ Desert Resort Management for security camera and computer maintenance and on call services. The board meeting minutes form August 2024 were not clear and the District Manager is asking for ratification of the decision.

A motion was made by Director Steve Nozet and a 2nd by Director Bruce Morgan to approve the ratification to contract with Associa/ Desert Resort management for quarterly maintenance on the security cameras and on call services for computer service. Motion carried 5/0.

c. Appointment of Board Members
Board Members Yeager, Nozet and Morgan have completed their board terms. Due to no other nominations to the three open seats the City Attorney and City Clerk had confirmed to the District Manager that an election was not necessary, and a simple majority vote of the Board would reappoint Director Yeager, Nozet and Morgan to the Fire Access Maintenance District for a new four-year term.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Tony Trocino to approve the appointment of Kurt Yeager, Steve Nozet and Bruce Morgan to a four-year term as a member of the Fire Access Maintenance District. Motion carried 5/0.

d. Officer Organization
Due to the appointment of a new Board the appointment of Chair, Vice Chair and Board Secretary to form the executive committee of the FAMD is open for nominations.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Tony Trocino to approve the appointment of Kurt Yeager as Chair, Marge Barry as Vice Chair and Steve Nozet as Board Secretary to the Fire Access Maintenance District for 2025. Motion carried 5/0.

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding Corte Piccolo crack seal project, stated he is closing the Cherokee/ Seminole road project, invited all Board members to the DRM's Symposium on February 21, 2025, and requested direction on the homeowners request to add a street sign.

10. BOARD MEMBER COMMENTS

Chair Yeager comment and asked questions regarding the Gas Company project inside of the manitou Springs HOA.

Director Morgan commented on the transfer of the ABDi system to the new computer system.

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 March 13, 2025, 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 11:10 A.M.

Respectfully Submitted, Scott Matas, District Manager

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

YEAR-TO-DATE BUDGET REPORT

FEB 2025

FOR 2025 08

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	-333,130	-333,130	-197,033.43	.00	.00	-136,096.57	59.1%*
2090000 411200	CYUnsPrpTx	-8,370	-8,370	-10,328.49	.00	.00	1,958.49	123.4%
2090000 411300	PYPrpTx	-2,100	-2,100	-27.68	.00	.00	-2,072.32	1.3%*
2090000 411400	RollPrpTx	-1,900	-1,900	-2,042.68	.00	.00	142.68	107.5%
2090000 421100	Fire Acces	-1,195,000	-1,195,000	-676,179.18	.00	.00	-518,820.82	56.6%*
2090000 431100	Const Pmt	-1,110	-1,110	.00	.00	.00	-1,110.00	.0%*
2090000 451100	Invst Earn	-49,200	-49,200	-9,057.00	.00	.00	-40,143.00	18.4%*
2090000 461500	PropTxRelf	-1,880	-1,880	-729.94	-510.96	.00	-1,150.06	38.8%*
2090000 486300	Misc Rev	-3,540	-3,540	-52,864.00	.00	.00	49,324.00	1493.3%
TOTAL F.A.M.D. #1		-1,596,230	-1,596,230	-948,262.40	-510.96	.00	-647,967.60	59.4%
2098601 F.A.M.D. Program								
2098601 531000	Prof Svcs	174,656	174,656	67,119.46	8,395.55	91,248.52	16,288.02	90.7%
2098601 533000	Contr Svcs	1,031,637	1,031,637	671,397.78	115,932.14	386,392.72	-26,153.50	102.5%*
2098601 542000	Utilities	34,598	34,598	19,347.36	2,453.90	13,028.05	2,222.59	93.6%
2098601 544000	Bldg&GrMnt	142,468	142,468	51,453.79	4,579.77	61,334.64	29,679.57	79.2%
2098601 545000	Infrastruc	134,550	134,550	75,637.75	20,226.50	51,207.25	7,705.00	94.3%
2098601 552000	Communicat	19,407	19,407	14,731.91	1,947.97	5,360.44	-685.35	103.5%*
2098601 561000	Office Exp	9,500	9,500	1,898.00	.00	17,486.65	-9,884.65	204.0%*
2098601 563000	Opr Matrls	1,500	1,500	.00	.00	.00	1,500.00	.0%
2098601 565000	MinorEquip	2,500	2,500	.00	.00	.00	2,500.00	.0%
2098601 591600	IndrctCost	15,000	15,000	7,500.00	.00	.00	7,500.00	50.0%
TOTAL F.A.M.D. Program		1,565,816	1,565,816	909,086.05	153,535.83	626,058.27	30,671.68	98.0%
2099929 FAMD Capital								
2099929 673100	ConstContr	0	396,770	343,722.76	150,858.00	-135,384.76	188,432.00	52.5%
TOTAL FAMD Capital		0	396,770	343,722.76	150,858.00	-135,384.76	188,432.00	52.5%
TOTAL F.A.M.D. #1		-30,414	366,356	304,546.41	303,882.87	490,673.51	-428,863.92	217.1%
	TOTAL REVENUES	-1,596,230	-1,596,230	-948,262.40	-510.96	.00	-647,967.60	
	TOTAL EXPENSES	1,565,816	1,962,586	1,252,808.81	304,393.83	490,673.51	219,103.68	

PRIOR FUND BALANCE 7/1/2025:	1,125,397.84
CHANGE IN FUND BAL - NET OF REVENUES/EXPENSES:	-304,546.41
Ending Fund Balance 2/28/2025:	820,851.43

FAMD Financial Monthly Report	
Month: February 2024	
Monthly Income	$510.96
Monthly Expenses	$153,535.83
Available Budget - Expenses	$30,671.68
Available Encumbered - Expenses	$626,058.27
Available Total Budgeted Expenses	$656,729.95
2024/25 Operations Budget	$1,565,816.00
2024/25 Capital Budget	$366,356.00
Total Projected Expendatures	$1,932,172.00
Projected Revenues	$1,596,230.00
2024/25 FY Projected Balance	($335,942.00)
Current Fund Balance	$820,851.43
Project Fund Balance End of FY 2024/25	$484,909.43

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

Paul A. Stotesbury
Site Security Director
February, 2025

February 8, 2025 - Manitou Gate, guest hit resident entry arm. Minor damage to vehicle no damage to arm. Photos and report to DRM.

February 9, 2025 - Robin Drive, Uber driver kept returning and knocking on door requesting female's information. Patrol contacted and escorted off property.

February 11, 2025 - Club Terrace, noise complaint from golfers, subject with bullhorn. Patrol contacted subject he was yelling at Stop sign violators.

February 13, 2025 - Manitou Springs, Modernism Tour, went well and no problems reported.

February 19, 2025 - Manitou Gate, disoriented female came to gate, we were able to ID her as resident and call her husband who came and got her.

February 28, 2025 - Club Gate, resident arm over rotated and had to be removed until repair. Metal gate used for entry control.

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 17 TRANSPORTS – 13

RSO

ROUTINE PATROL – 10 CALLS FOR SERVICE – 3

OPEN GARAGE DOOR – 38 OPEN OTHER DOORS – 21

TRANSPONDERS INSTALLED – 14

Indian Wells Country Club FAMD #1
Security Staffing Report

	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	31	31	Security Supervisor	Tues/Sat	10pm-6am	8	40
2	Casarez, Jose	86	83	Security Officer	Sun/Thurs	2pm-10pm	8	40
3	Diaz, Angelina	4	2	Securit Officer	Wed/Sun	2pm-10pm	8	40
4	Fischer, Christy	35	25	Security Officer	Sun/Wed	2pm-10pm	8	32
5	Gray, Ken	29	29	Security Officer	Mon/Tues	2pm-10pm	8	16
6	Gutierrez, Arturo	13	13	Security Officer	Wed/Sun	2pm-10pm	8	40
7	Hernandez, Josue	7	7	Security Officer	Thurs/Sun	10pm-6am	8	40
8	Hosamane, Mahinder	137	187	Security Supervisor	Sun/Thurs	10pm-6am	8	40
9	Lara, Marvin	138	137	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
10	McGarty, Patrick	19	19	Security Officer	Sat-Wed	Varies	8	40
11	Pennington, Sandra	31	31	Security Officer	Fri/Mon	10pm-6am	8	32
12	Penny, Max	36	36	Security Officer	Tues/Sat	2pm-10pm	8	40
13	Perez, Helen	14	14	Security Officer	Wed/Sun	2pm-10pm	8	40
14	Sandoval, Andrea	94	72	Security Officer	Sat-Wed	6am-2pm	8	32
15	Wright, Shawn	23	23	Security Supervisor	Tues/Sat	10pm-6am	8	40
16								
17								
18	Stotesbury, Paul	114	78	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time	16	16	Security Officer		6am-2pm	8	16
	TOTALS	827	803					648
	AVERAGES	48.65	47.24					

Change Change

Stats for 2018

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0											0
Alarm Checks-Security	3	2											5
Animal Control on site	1	0											1
Animal Issues	0	0											0
Burglaries	0	0											0
Thefts	0	0											0
Garage Doors Open	49	38											87
A Shift up to 1400 hrs	1	0											1
B Shift up to 2200 hrs	47	37											84
C shift after 2200 hrs	1	1											2
Doors Open (Other)	28	21											49
Golf Cart Issues	0	0											0
Homeowner Assist/Welfare Check	1	0											1
Landscape/Light Issues	0	0											0
Medical Response / Fire Dept.	12	17											29
Noise Issues	1	2											3
Other - Domestic Issue	0	0											0
Parking Issues	2	1											3
Public Utility Issue	2	0											2
Process Servers	5	2											7
Property Issues/Damage	2	2											4
Realtor Issues	0	0											0
Sheriff on Site	20	13											33
Alarm Response/Call In	14	3											17
Routine Patrol	6	10											16
Suspicious Events	3	6											9
Traffic/Street Issues	0	0											0
Vandalism	0	0											0
Vendor Issues	0	0											0
Water Issues	3	6											9

FIRE ACCESS & MAINTENANCE DISTRICT #1

CALLING ALL HOA BOARD MEMBERS!

Date: March 17, 2025
Time: 3:00 p.m. - 04:00 p.m.
Location: Indian Wells Golf Resort (Celebrity Ballroom)
44-500 Indian Wells Ln, Indian Wells, CA

Learn about the FAMD Safety and Essential Services Measure

RSVP to Valerie
Valerie@tripepismith.com

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

CONTRACTOR/VENDOR RULES & REGULATIONS

All contractors, vendors and service providers are required to read and comply with Indian Wells Country Club Community (IWCCC) Contractor/Vendor Application and Rules & Regulations before access to the IWCCC will be granted. Failure to comply with these rules and regulations may result in the interruption or termination of your access to this property.

GENERAL RULES, REGULATIONS AND GOVERNING DOCUMENTS

1) Register and complete all required documents before access will be granted.
2) Comply with all federal, state and local licensing requirements.
3) Display a sign on the driver's side door or on the dashboard indicating the name of the company, type of business and telephone number at all times while on IWCC premises. Business ID forms can be obtained at Manitou and Club gates.
4) Obey the instructions of all Security officers at the Gates or on Patrol. Offensive, threatening or abusive language will not be tolerated.
5) Provide an up-to-date, accurate list of all IWCCC clients.
6) Never use community facilities such as restrooms, pools or other recreational equipment.
7) Never drive or walk upon property for which you are not hired to service.
8) If you do not have a transponder, a valid pass must be displayed on the dashboard of every vehicle at all times while on IWCCC premises.
9) All construction trash shall be placed in appropriate dumpsters and closed. Job sites shall be maintained in a neat, clean and orderly appearance at all times.
10) At no time will vendor vehicles block any streets. Double parking is prohibited.
11) Storage of any materials, portable restrooms or dumpsters on any street within IWCC is prohibited.
12) Service hours are Monday – Friday, 7:00 am – 5:00 pm; Saturday, 8:00 am – 5:00 pm. No contractors/vendors will be permitted on Sundays and holidays. Failure to observe the service hours or comply with Security if asked to leave the premises will be reported to City of IW Code Enforcement and may result in interruption of service or termination of access to the IWCCC.
13) Registration must be renewed annually on or before one year from the previous registration date.

PARKING AND TRAFFIC REGULATIONS

1) Each vehicle must observe and obey the posted 25 mph speed limit. Violators will be cited and failure to comply may result in interruption of service or termination of your access to the IWCCC.
2) No vehicle may enter through the exit lanes.
3) Each vehicle must come to a complete stop at posted stop signs and yield to pedestrians.
4) Vehicles may not park more than 18 inches from the curb.
5) Parking on the street for more than (8) consecutive hours or overnight is prohibited.
6) No parking in a manner that blocks, fire zones, driveways or mailboxes.
7) No parking facing oncoming traffic.

AssociaOnCall
Expert service from a trusted neighbor

March 6, 2025

FAMD
c/o Desert Resort Management
42-635 Melanie Place Suite 103
Palm Desert, CA 92211
ATTN: Scott Matas

Metrix: TBD

Proposal For: Gate Service

Original Work Requested:

Gate Service

Solution Proposed:

The exisitng RFID reader is no longer reading any tags, ie - current or past. This means the reaser itself has failing. The device is no longer under warranty and all need to be replaced.

AOC will supply and install the following:

Infinity RFID Reader - read range s 20-30 feet. 26 but weigand connectivity. Standby mode power consumption. 1 year warranty.

Payment Terms

Due upon completion of the project

Total Price	$	2,941.00

We look forward to the opportunity of providing services in your community. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Marc Lippert
Vice President of Maintenance
Associa OnCall
760.346.1161