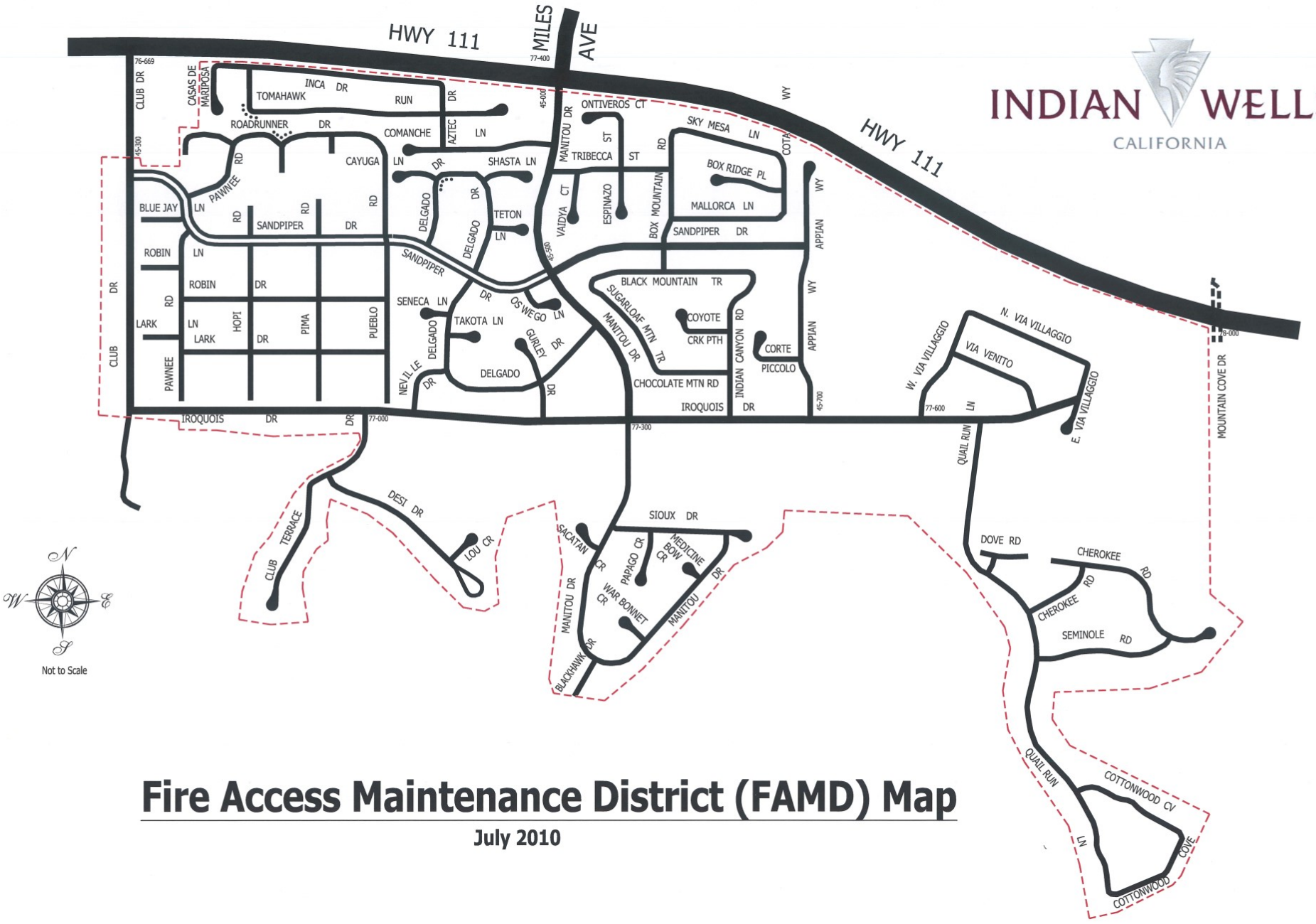
INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT (FAMD) NO. 1

BOARD OF DIRECTORS MEETING
May 15, 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

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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 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 May 15, 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**
   May 15, 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; April 10, 2025 **Page(s) 6-7**
   b. Financials; April 2025 **Page(s) 8-9**

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

7. **OLD BUSINESS**
   a. FAMD Safety and Essential Services Measure Results **Page(s) Verbal**
   b. Security Services Ad Hoc Committee **Page(s) Verbal**
   c. Manitou Guardhouse Change Order & Supplemental Appropriation **Page(s) 14-17**

8. **NEW BUSINESS**

9. **FAMD DISTRICT MANAGERS REPORT**

10. **BOARD MEMBERS COMMENTS**

11. **ANNOUNCEMENTS**
    The next Board of Directors meeting is scheduled for June 12, 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 May 5, 2025, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Thursday May 15, 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
April 10, 2025

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
IWCC Representative – Dennis Coker

ABSENT: None

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

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 April 10, 2025. Motion carried 6/0.

4. PUBLIC COMMENTS

No comments.

5. CONSENT CALENDAR

a. Minutes; March 13, 2025
b. Minutes; March 26, 2025
c. Financials; March 2025

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

6. SECURITY REPORT

a. March 2025 Security Report

The District Manager (Director of Security (DOS) Paul Stotesbury excused for personal reasons) presented the March 2025 security reports. The Board of Directors reviewed the reports and was

updated on the Yawitz residence weekend festival guest. No action was taken the item is informational.

7. OLD BUSINESS

a. FAMD Safety and Essential Services Measure Update
The Chair updated the Board on the progress of the campaign. The ballots were delivered the week before the meeting and with nothing more to accomplish the Board will wait on the results. They want to express thanks to Council Member Sanders for his assistance.

8. NEW BUSINESS

a. Appointment of a Security Services Ad Hoc Committee
The District Manager stated the contract with Allied Universal Services for security services will end on June 30, 2026. The Board agreed to dissolve the Transponder Ad Hoc Committee and combine the efforts to assist the District Manager in writing, reviewing and recommending security services, procedures, software and equipment.

A motion was made by Vice Chair Marge Barry and a 2nd by Chair Kurt Yeager to approve the formation of a Security Services Ad Hoc Committee made up of Chair Yeager, Director Nozet, and director Morgan. Motion carried 6/0.

b. 2025/26 & 2026/27 Draft Budgets
The Board reviewed the draft budgets assembled by the Finance Department. The Budget is based on proposed revenues from the anticipated assessment increase. If the FAMD Safety and Essential Services Measure does not pass the Board will adjust the budgets accordingly.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve the draft budgets for fiscal years 2025/26 and 2026/27 as presented. Motion carried 6/0.

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding parking.

10. BOARD MEMBER COMMENTS

Chair Yeager thank the Board for their participation in the FAMD Safety and Essential Services Measure.

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 May 15, 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 11:00 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: _____ Date: _____
Steve Nozet, FAMD Secretary

YEAR-TO-DATE BUDGET REPORT

APRIL 2025

FOR 2025 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	-333,130	-333,130	-217,639.13	-20,605.70	.00	-115,490.87	65.3%*
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	-3,058.85	.00	.00	1,158.85	161.0%
2090000 421100	Fire Acces	-1,195,000	-1,195,000	-677,192.81	.00	.00	-517,807.19	56.7%*
2090000 431100	Const Pmt	-1,110	-1,110	.00	.00	.00	-1,110.00	.0%*
2090000 451100	Invst Earn	-49,200	-49,200	-10,557.00	.00	.00	-38,643.00	21.5%*
2090000 461500	PropTxRelf	-1,880	-1,880	-729.94	.00	.00	-1,150.06	38.8%*
2090000 486300	Misc Rev	-3,540	-3,540	-53,524.00	.00	.00	49,984.00	1512.0%
TOTAL F.A.M.D. #1		-1,596,230	-1,596,230	-973,057.90	-20,605.70	.00	-623,172.10	61.0%
2098601 F.A.M.D. Program								
2098601 531000	Prof Svcs	174,656	174,656	93,856.56	4,399.54	64,511.42	16,288.02	90.7%
2098601 533000	Contr Svcs	1,031,637	1,031,637	852,069.27	86,670.24	212,532.40	-32,964.67	103.2%*
2098601 542000	Utilities	34,598	34,598	22,679.48	656.31	9,695.93	2,222.59	93.6%
2098601 544000	Bldg&GrMnt	142,468	142,468	67,430.75	9,545.77	52,381.68	22,655.57	84.1%
2098601 545000	Infrastruc	134,550	130,769	95,864.25	.00	30,980.75	3,924.00	97.0%
2098601 552000	Communicat	19,407	23,188	18,262.28	2,977.87	4,925.07	.65	100.0%
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	11,250.00	.00	.00	3,750.00	75.0%
TOTAL F.A.M.D. Program		1,565,816	1,565,816	1,163,310.59	104,249.73	392,513.90	9,991.51	99.4%
2099929 FAMD Capital								
2099929 673100	ConstContr	0	396,770	382,509.76	38,787.00	-134,637.76	148,898.00	62.5%
TOTAL FAMD Capital		0	396,770	382,509.76	38,787.00	-134,637.76	148,898.00	62.5%
TOTAL F.A.M.D. #1		-30,414	366,356	572,762.45	122,431.03	257,876.14	-464,282.59	226.7%
	TOTAL REVENUES	-1,596,230	-1,596,230	-973,057.90	-20,605.70	.00	-623,172.10	
	TOTAL EXPENSES	1,565,816	1,962,586	1,545,820.35	143,036.73	257,876.14	158,889.51	

PRIOR FUND BALANCE 7/1/2025:	1,125,397.84
CHANGE IN FUND BAL - NET OF REVENUES/EXPENSES:	-572,762.45
Ending Fund Balance 4/30/2025:	552,635.39

FAMD Financial Monthly Report	
Month: April 2025	
Monthly Income	$20,605.70
Monthly Expenses	$104,249.73
Available Budget - Expenses	$9,991.51
Available Encumbered - Expenses	$392,513.90
Available Total Budgeted Expenses	$402,505.41
2024/25 Operations Budget (Approved)	$1,565,816.00
2024/25 Capital Budget (Actual)	$382,509.76
Total Projected Expendatures	$1,948,325.76
Projected Revenues	$1,596,230.00
2024/25 FY Projected Balance	($572,762.45)
Current Fund Balance	$552,635.39
Project Fund Balance End of FY 2024/25	$200,539.63

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

Paul A. Stotesbury
Site Security Director
April, 2025

April 4, 2025 - **Lark, homeowner reported suspicious person in backyard. Patrol and RSO responded, Patrol no one located, RSO no information after contacting resident.**

April 12, 2025 - **Iroquois, neighbor irate over neighbor trimming their own trees. Report to DRM.**

April 18, 2025 - **Cottonwood, RSO called to remove unwanted guest. Guest walked off property escorted by RSO.**

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 14 **TRANSPORTS – 3**

RSO

ROUTINE PATROL – 6 **CALLS FOR SERVICE – 6**

OPEN GARAGE DOOR – 71 **OPEN OTHER DOORS – 29**

TRANSPONDERS INSTALLED – 56

Stats for 2018

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0	0	0									0
Alarm Checks-Security	3	2	1	5									11
Animal Control on site	1	0	0	0									1
Animal Issues	0	0	0	0									0
Burglaries	0	0	0	0									0
Thefts	0	0	1	0									1
Garage Doors Open	49	38	67	71									225
A Shift up to 1400 hrs	1	0	11	7									19
B Shift up to 2200 hrs	47	37	47	59									190
C shift after 2200 hrs	1	1	9	5									16
Doors Open (Other)	28	21	30	29									108
Golf Cart Issues	0	0	0	0									0
Homeowner Assist/Welfare Check	1	0	6	4									11
Landscape/Light Issues	0	0	0	0									0
Medical Response / Fire Dept.	12	17	18	14									61
Noise Issues	1	2	0	3									6
Other - Domestic Issue	0	0	0	0									0
Parking Issues	2	1	3	4									10
Public Utility Issue	2	0	0	0									2
Process Servers	5	2	1	5									13
Property Issues/Damage	2	2	3	2									9
Realtor Issues	0	0	0	0									0
Sheriff on Site	20	13	7	12									52
Alarm Response/Call In	14	3	4	6									27
Routine Patrol	6	10	3	6									25
Suspicious Events	3	6	2	3									14
Traffic/Street Issues	0	0	1	0									1
Vandalism	0	0	0	0									0
Vendor Issues	0	0	0	0									0
Water Issues	3	6	0	7									22

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	Casarez, Jose	88	85	Security Officer	Sun/Thurs	2pm-10pm	8	40
2	Diaz, Angelina	6	4	Securit Officer	Wed/Sun	2pm-10pm	8	40
3	Fischer, Christy	37	27	Security Officer	Sun/Wed	2pm-10pm	8	40
4	Gray, Ken	31	31	Security Officer	Mon/Tues	2pm-10pm	8	16
5	Gutierrez, Arturo	15	15	Security Officer	Wed/Sun	2pm-10pm	8	40
6	Hernandez, Josue	9	9	Security Officer	Thurs/Sun	10pm-6am	8	40
7	Hosamane, Mahinder	139	189	Security Supervisor	Sun/Thurs	10pm-6am	8	40
8	Lara, Marvin	140	139	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
9	Lizarraga, Jesus	3	3	Security Officer	Thurs/Mon	6am-2pm	8	40
10	Parsons, Caleb	2	2	Security Officer	Sun/Wed	2pm/10pm	8	32
11	Pennington, Sandra	33	33	Security Officer	Fri/Mon	10pm-6am	8	32
12	Penny, Max	38	38	Security Officer	Tues/Sat	2pm-10pm	8	40
13	Perez, Helen	16	16	Security Officer	Wed/Sun	2pm-10pm	8	40
14	Rivas, Adam	2	2	Security Officer	Sat/Wed	varieas	8	40
15	Sandoval, Andrea	96	74	Security Officer	Sat-Wed	6am-2pm	8	32
16	Wright, Shawn	25	25	Security Supervisor	Tues/Sat	10pm-6am	8	40
17								
18	Stotesbury, Paul	116	80	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time	18	18	Security Officer		6am-2pm	8	16
	TOTALS	**814**	**790**					**648**
	AVERAGES	**45.22**	**43.89**					

Change **Change**

STAFF REPORT

DATE: May 15, 2025

TO: Honorable FAMD Board Members

FROM: FAMD District Manager

SUBJECT: Guardhouse Change Orders and Supplemental Appropriation

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SUMMARY:

The Guardhouse Remodel Project was complete late last year. While closing out the project finance discovered that the project has one invoice that was not approved and a minor change order of $663.66. Due to the requirements of the City of Indian Wells to have drawings of the structure integrity of the building and the addition requirements to paint the Club Drive guardhouse the project was forced to allow for change orders.

FISCAL IMPACT:

$9,732.54

RECOMMENDATIONS

Approved invoice 825087 for an amount not to exceed $9,068.88 and the change order for an amount not to exceed $663.66. The supplemental appropriation will be charged to capital expenditures for an amount not to exceed $10,000.00.

Invoice

Associa OnCall California, Inc

42-635 Melanie Place, Ste. 103,
Palm Desert, CA 92211

CSLB# 982694

Invoice ID : 825087

Invoice Date: 11/19/2024

Bill To: FAMD - CITY OF INDIAN WELLS

45-105 Manitou Drive
Indian Wells, CA 92210
United States

740200

DRM200 - 15897

Unit Address:	**Request ID:** 907372	**Credit:** Due on Receipt	**Invoice:** REGULAR

Description : CONTINGENCY FOR APPROVED BID FOR MAIN GUARDHOUSE REMODEL

Notes :

Invoice Description	- Security #1153 Reroute all wiring from temporary guard trailer back into guard house FLAT RATE * ANY PREVIOUSLY DAMAGED WIRE, CONNECTORS, OR PARTS WOULD BE AT AN ADDITIONAL REPAIR OR REPLACEMENT COST.
Invoice Description	- CONTINGENCY - PAYMENT #2 Porta potty rental, temporary office rental, security upgrades, electrical and clean up.
Invoice Description	- Removed transfer switch, returned wiring to correct configuration, removed all equipment and moved to storage.
Invoice Description	- Security # 1152 CHANGE ORDERS: Scott Matas appvd. verbal Sales CREDIT for one (1) 43" Samsung, one (1) mount = -$699.98 1 -699.98 -699.98 Security monitor 27" Parts Adjustable monitor mounts Parts HDMI baluns Parts HDMI Splitter Parts HDMI cables CAT6 cable 1 Labor Installation/Programming
Invoice Description	- Picked up 2 tables, 2 chairs, and 1 canopy. Remove trash and cleaned up all temporary construction materials.

AssociaOnCall
Expert service from a trusted neighbor

Invoice

Invoice Description	- A $20,000 contingency has been approved. This is the first part of these "extra" contingencies which include the following: The temporary guardhouse was delivered to the Manitou entrance of FAMD. AOC installed temporary power to the guardhouse. The temporary porty potty was delivered and placed. Signage was purchased and placed for lane closures. Cones and barricades were rented for temporary lane closures and remodel of the guardhouse. The computers were relocated to the temporary office. AOC moved boxes, furniture, microwave, refrigerator and other items from the guardhouse into the temporary guardhouse. AOC removed 29 boxes of documents from the guardhouse and delivered them to the AOC office for shredding. These boxes included personal information. AOC made arrangements for shredding of the 29 boxes. 8/20 Desert Arc arrived and picked up the 29 boxes for shredding. Confirmation provided to the manager for proof of destruction.
Invoice Description	- Removed temp power from temp guard shack, removed temp power circuit, pulled low voltage/data lines back to where they exit bldg. Added new receptacle as per Scott.

Due Upon Receipt

Please send Payment to

Associa OnCall California, Inc

42-635 Melanie Place, Ste. 103,
Palm Desert, CA 92211

Invoice Amt:	**$9,068.88**
Tax/Charges:	**$0.00**
Total Invoice Amt:	**$9,068.88**

AssociaOnCall
Expert service from a trusted neighbor

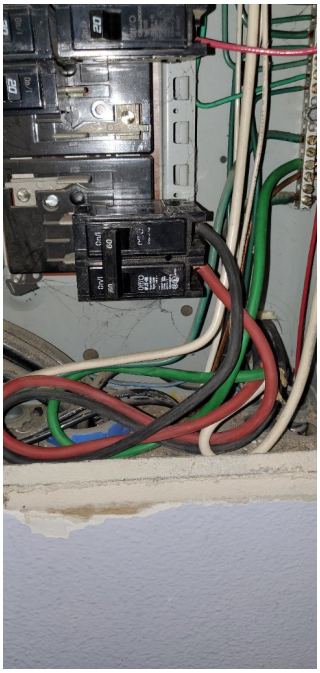
Invoice

Invoice ID: 825087

Invoice ID : 825087

Invoice Attachments :

temporary power connection to outside



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