



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

**SPECIAL BOARD OF DIRECTORS MEETING  
August 15, 2025  
10:00 A.M.**

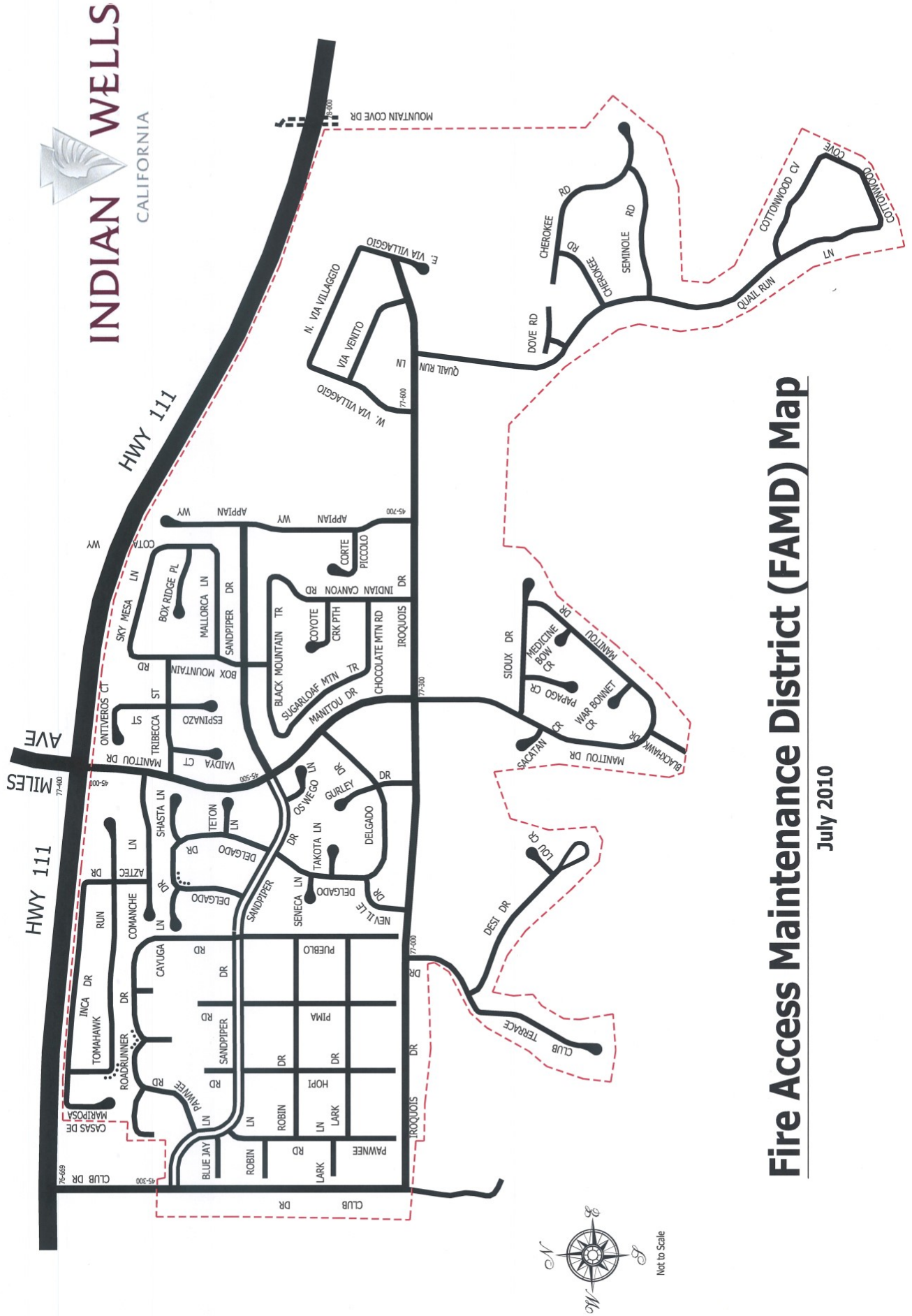
This Meeting will be held In-Person at  
Desert Resort Management 42635  
Melaine Way Ste 103 Palm Desert CA 92211  
and virtually on Zoom



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

**BOARD OF DIRECTORS 2024**

<b>Director</b>	<b>Term Ends</b>
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**

## **SPECIAL BOARD OF DIRECTORS MEETING**

**Thursday August 14, 2025, at 10:00 A.M.**

**Board will Meet at  
Desert Resort Management 42635 Melanie Place Ste 103 Palm Desert, CA 92211  
and virtually on Zoom**

<https://us06web.zoom.us/j/89306456755?pwd=W5oazqjbAITLuK4a1ef7GQsQMPvkum.1>

Meeting ID: 893 0645 6755

PW: 691062

### **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**

August 14, 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; June 12, 2025

b. Financials; June 2025

**Page(s) 7-9**

**Page(s) –**



**6. SECURITY REPORT**

- a. June 2025 Security Report

**Page(s) 11-13**

**7. OLD BUSINESS**

- a. Security Services Ad Hoc Committee

**Page(s) Verbal**

**8. NEW BUSINESS**

- a. Street Re-striping  
b. Road Rehab Project Recommendation  
c. Emergency Access Preemption System  
d. Emergency Access Gates  
e. Fountain Filter Tank  
f. 2025/26 Contracts  
    i. Pest Control  
    ii. HVAC Services  
    iii. Gate Maintenance  
    iv. Transponders  
    v. DRM - Extras

**Page(s) Table**

**Page(s) 15-19**

**Page(s) 21-27**

**Page(s) Verbal**

**Page(s) 28-29**

**Page(s) 31-37**

**Page(s) 39-41**

**Page(s) 43-49**

**Page(s) 51**

**Page(s) 53**

**9. FAMD DISTRICT MANAGERS REPORT**

**10. BOARD MEMBERS COMMENTS**

**11. ANNOUNCEMENTS**

The next Board of Directors meeting is scheduled for October 9, 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 August 11, 2025, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Friday August 15, 2025, at 10:00 A.M., in person at Desert Resort management 42635 Melanie Place Ste 103 Palm Desert CA 92211 or virtually on Zoom Meeting ID: 8930 6456 755 PW: 691062.





## **BOARD OF DIRECTORS MEETING**

### **MINUTES** **June 12, 2025**

#### **1. CALL TO ORDER**

Chair Kurt Yeager called meeting to order at 10:00 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),  
Paul Stotesbury (Allied Universal, (DOS) Director of Security)

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. APPROVAL OF THE FINAL AGENDA**

*A motion was made by Vice Chair Marge Barry and a 2<sup>nd</sup> by Director Tony Trocino to approve the agenda for the June 12, 2025. Motion carried 5/0.*

#### **4. PUBLIC COMMENTS**

No attendees. No comments.

#### **5. CONSENT CALENDAR**

- a. Minutes; May 15, 2025
- b. Financials; May 2025

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

#### **6. SECURITY REPORT**

- a. May 2025 Security Report

Director of Security (DOS) Paul Stotesbury presented the May 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. Security Services Ad Hoc Committee**

The Board received an update on the committee's first meeting. The focus will remain on preparing an RFP for security services, including access systems and software.

*No action was taken the item is informational.*

### **b. 2025/26 & 2026/27 Amended Budget**

The Board reviewed the amended budget. With the passage of the measure permitting an increase in assessments, the revised budget allows for up to \$212,000.00 in capital projects. Director Morgan recommended future budgets include a separate reserve line item.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Director Bruce Morgan to approve the amended budget. Motion carried 5/0.*

### **c. Capital Projects**

The District Manager presented fiscal year recommendations from the Pavement Management Plan, including a prioritized list of road projects. The Board directed the District Manager to return with a revised project list not to exceed \$200,000.00, which may include road maintenance and striping of main roads.

### **d. Manitou Springs HOA Electrical Reimbursement Agreement**

The Board of Director reviewed the final agreement.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Vice Chair Marge Barry to approve the agreement as written. Motion carried 4/0/1 with Chair Yeager abstaining.*

## **8. NEW BUSINESS**

### **a. Holiday Decorations**

The Board of Directors reviewed a contract with Al & Luis Christmas Lighting.

*A motion was made by Director Bruce Morgan and a 2<sup>nd</sup> by Vice Chair Marge Barry to approve a contract with Al & Luis Christmas Lighting for an amount not to exceed \$4,999.00. Motion carried 5/0.*

*Director Tony Trocino left the meeting at 11:02 A.M.*

### **b. Expiring Contracts**

#### **i. Pest Control – Frazier Pest Control**

The Board approved a new five-year contract with Frazier Pest Control, with services not to exceed \$3,000.00 per fiscal year.

#### **ii. Street Sweeping – Sweeping Corp of America**

The Board approved a two-year contract extension with Sweeping Corp. of America for street sweeping and drain cleaning services, not to exceed \$127,000.00 annually, as outlined in a separate motion.

#### **iii. HVAC Services –Desert Air Conditioning**

The Board approved a new five-year contract with Desert Air Conditioning, with annual services not to exceed \$5,000.00 per fiscal year.



iv. Lighting Maintenance – Associa on Call

The Board approved a one-year extension to the lighting maintenance contract, with monthly inspection services not to exceed \$1,000.00 and authorization for materials not to exceed \$9,000.00.

v. Fountain Cleaning – Supreme Pool Service

The Board approved a maintenance contract option, with services not to exceed \$600.00 per month or \$7,200.00 per fiscal year. Additionally, the Board authorized an amount not to exceed \$7,800.00 for extra work, subject to approval by the District Manager.

vi. Janitorial Services – Master Care Commercial Janitorial

The previous janitorial services contract with Master Care Commercial Janitorial has concluded. The District Manager solicited proposals from multiple vendors, receiving responses from only two companies. Following review, the Board approved a new five-year contract with Master Care Commercial Janitorial, with services not to exceed \$7,500.00 per fiscal year for janitorial and window cleaning.

vii. Gate Maintenance – Empire Gate Automation

The Board approved a five-year contract with Empire Gate Automation for maintenance services, not to exceed \$5,000.00.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Chair Kurt Yeager to approve contracts with Frazier Pest Control, Desert Air Conditioning, Associa on Call, Supreme Pool Service, Master Care Commercial Janitorial and Empire Gate Automation as presented. Motion carried 4/0.*

*A motion was made by Director Bruce Morgan and a 2<sup>nd</sup> by Director Steve Nozet to approve to exercise a two-year renewal option for Sweeping Corp. of America. The compensation shall not exceed \$127,000.00 annually. Motion carried 5/0.*

c. Desert Resort Management Contract Amendment Request

The Board reviewed the request and will table until a future meeting or end of contract.

**9. DISTRICT MANAGER REPORT**

No Report

**10. BOARD MEMBER COMMENTS**

No Comments

**11. ANNOUNCEMENTS**

The next regularly scheduled meeting of the Fire Access Maintenance District Board of Directors will be held at 10:00 A.M., on October 9, 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 11:14 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: \_\_\_\_\_ Date: \_\_\_\_\_  
Steve Nozet, FAMD Secretary



**FAMD #1**

**INDIAN WELLS COUNTRY CLUB COMMUNITY**

**SECURITY REPORT**

Paul A. Stotesbury  
Site Security Director  
July, 2025

- July 10, 2025 - Delgado, 10 Indio PD and 2 RSO responded. Contacted service person working there. No details to Security Staff.
- July 17, 2025 - Delgado, 10 RSO units plus helicopter responded, surrounded and searched residence. No arrests. RSO reported response to guest at house calling in report of individual with firearm in residence. Turned out to be unfounded call.
- July 25, 2025 - Sioux, plumber backed into mailbox, information exchanged with H/O. Incident report made with all information.

**FIRE DEPARTMENT/ PARAMEDICS**

RESPONSES - 8	TRANSPORTS – 1
<u>RSO</u>	
ROUTINE PATROL – 7	CALLS FOR SERVICE – 26
OPEN GARAGE DOOR – 40	OPEN OTHER DOORS – 2
CLUB HOUSE DOORS – 24	TRANSPONDERS INSTALLED – 26

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	91	88	Security Officer	Sun/Thurs	2pm-10pm	8	40
2	Diaz, Angelina	9	7	Security Officer	Wed/Sun	2pm-10pm	8	40
3	Fischer, Christy	40	30	Security Officer	Sun/Wed	2pm-10pm	8	40
4	Gonzalez, Gonzalo	38	20	Security Officer	Sun/Tues/Wed	2pm-10pm	8	24
5	Gray, Ken	34	34	Security Officer	Mon/Tues	2pm-10pm	8	16
6	Hernandez, Josue	12	12	Security Officer	Thurs/Sun	10pm-6am	8	40
7	Hosamane, Mahinder	142	192	Security Supervisor	Sun/Thurs	10pm-6am	8	40
8	Lara, Marvin	143	142	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
9	Lizarraga, Jesus	6	6				8	40
10				Security Officer	Sun/Wed	2pm/10pm	8	
11	Pennington, Sandra	35	36	Security Officer	Fri/Mon	10pm-6am	8	32
12	Penny, Max	41	41	Security Officer	Tues/Sat	2pm-10pm	8	40
13	Perez, Helen	19	19	Security Officer	Wed/Sun	2pm-10pm	8	40
14	Rivas, Adam	5	5	Security Officer	Sat/Wed	varieas	8	40
15	Sandoval, Andrea	99	76	Security Officer	Sat-Wed	6am-2pm	8	40
16	Wright, Shawn	28	28	Security Supervisor	Tues/Sat	10pm-6am	8	40
17								
18	Stotesbury, Paul	119	83	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time			Security Officer		6am-2pm	8	
	<b>TOTALS</b>	<b>861</b>	<b>799</b>					<b>592</b>
	<b>AVERAGES</b>	<b>53.81</b>	<b>49.94</b>					

Change	Change
--------	--------

Stats for 2018

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0	0	0	0	0	0						0
Alarm Checks-Security	3	2	1	5	1	0	2						14
Animal Control on site	1	0	0	0	1	0	1						3
Animal Issues	0	0	0	0	1	0	1						2
Burglaries	0	0	0	0	0	0	0						0
Thefts	0	0	1	0	0	0	0						1
Garage Doors Open	49	38	67	71	38	42	39						344
A Shift up to 1400 hrs	1	0	11	7	9	2	14						44
B Shift up to 2200 hrs	47	37	47	59	27	38	21						276
C shift after 2200 hrs	1	1	9	5	2	2	4						24
Doors Open (Other)	28	21	30	29	25	21	26						180
Golf Cart Issues	0	0	0	0	0	0	0						0
Homeowner Assist/Welfare Check	1	0	6	4	3	2	2						18
Landscape/Light Issues	0	0	0	0	0	0	1						1
Medical Response / Fire Dept.	12	17	18	14	5	9	8						83
Noise Issues	1	2	0	3	0	1	1						8
Other - Domestic Issue	0	0	0	0	0	0	0						0
Parking Issues	2	1	3	4	0	0	0						10
Public Utility Issue	2	0	0	0	0	0	0						2
Process Servers	5	2	1	5	4	1	1						19
Property Issues/Damage	2	2	3	2	3	0	1						13
Realtor Issues	0	0	0	0	0	0	0						0
Sheriff on Site	20	13	7	12	11	18	33						114
Alarm Response/Call In	14	3	4	6	2	12	26						77
Routine Patrol	6	10	3	6	9	6	7						47
Suspicious Events	3	6	2	3	3	1	1						19
Traffic/Street Issues	0	0	1	0	0	0	0						1
Vandalism	0	0	0	0	1	0	0						1
Vendor Issues	0	0	0	0	2	1	0						3
Water Issues	3	6	0	7	5	9	19						55



# **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Road Rehab Project Recommendation

---

## **SUMMARY:**

The Board of Directors requested a recommended capital expenditure project list for FY 2025/26. The recommended project list will include rehabilitation of Manitou Drive (bridge to Iroquois) and Quail Run (bridge to Iroquois) along with a restriping, re-stenciling and red fire lane painting of the full community. The District Manager will explain the exhibits and take direction.

## **ATTACHMENTS**

Exhibit "A"  
Exhibit "B"  
Spreadsheet "A"

## **FISCAL IMPACT:**

Up to \$212,122.00 in capital expenditure

## **RECOMMENDATIONS**

Discuss and give direction.

Suggested Maintenance 2025-26

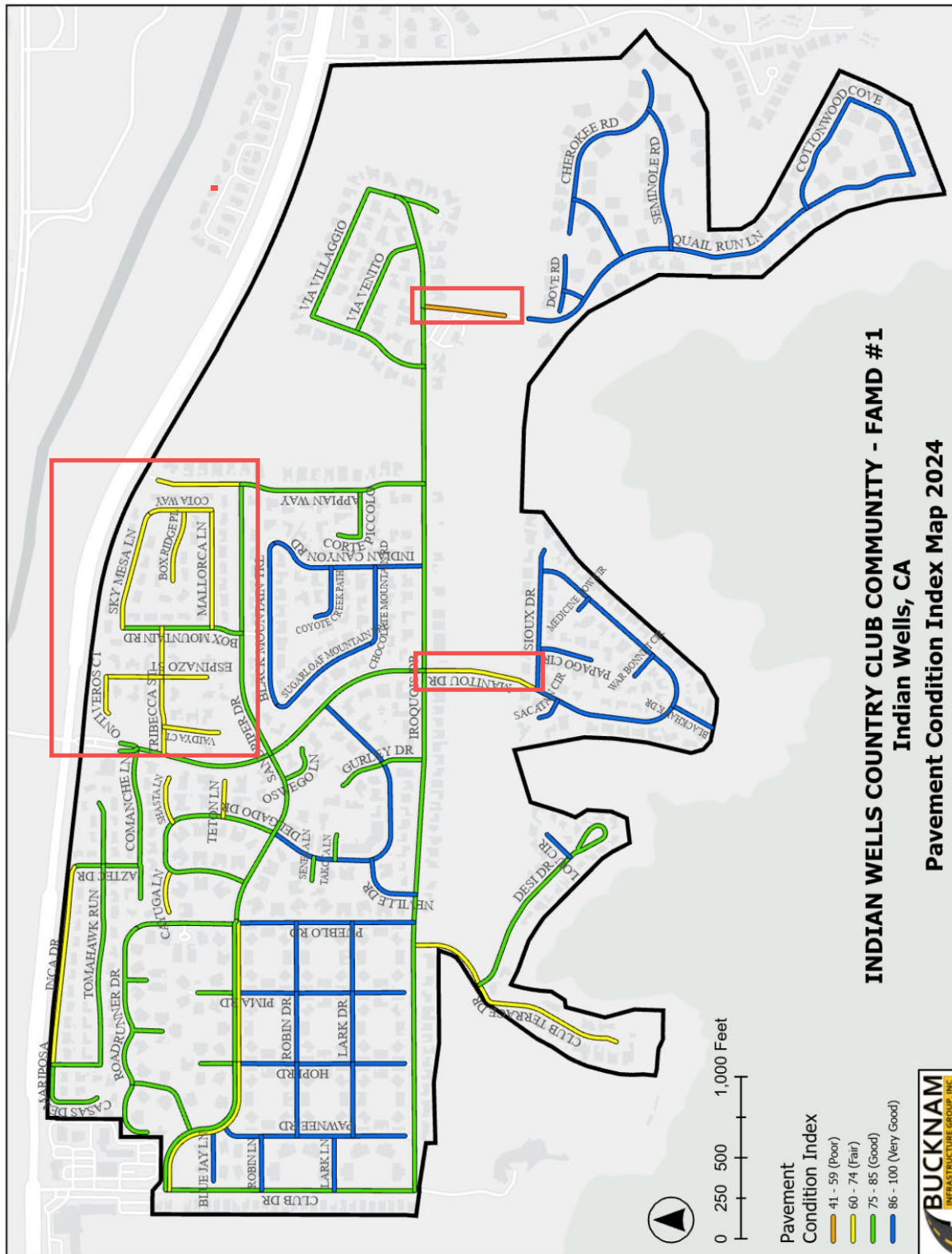
FY	BranchID	Sec ID	Name	From	To	Surface Type	Rank	L	W	Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Maint. Type	Total \$	Work Type	Work Date
2024-25	The District does not have slurry seal and overlay projects scheduled for FY 2024-25																	
2025-26	1	10	APPIAN WAY	IROQUOIS DR	SANDPIPER DR	AC	E	1,150	36	41,080	77	81	19	0	Type I Slurry Seal	\$17,254	New Construction - Initial	1/1/00
2025-26	1	20	APPIAN WAY	SANDPIPER DR	CDS	AC	E	502	32	17,844	73	67	33	0	Type I Slurry Seal	\$7,494	New Construction - Initial	1/1/00
2025-26	7	80	BOX RIDGE PL	COTA WAY	CDS	AC	E	448	28	13,824	69	55	45	0	AC Grind-Overlay	\$54,605	New Construction - Initial	1/1/00
2025-26	30	490	MALLORCA LN	COTA WAY	BOX MOUNTAIN LN	AC	E	728	28	21,064	70	57	43	0	AC Grind-Overlay	\$83,203	New Construction - Initial	2/1/00
2025-26	44	830	SANDPIPER DR	MANITOU DR	BOX MOUNTAIN RD	AC	E	772	45	34,740	76	92	8	0	Type I Slurry Seal	\$14,591	New Construction - Initial	2/1/00
2025-26	44	840	SANDPIPER DR	BOX MOUNTAIN RD	APPIAN WAY	AC	E	930	45	41,850	77	80	20	0	Type I Slurry Seal	\$17,577	New Construction - Initial	2/1/00
2025-26	44	850	SANDPIPER DR	PUEBLO RD	HOPI RD	AC	E	860	22	18,920	81	100	0	0	Type I Slurry Seal	\$7,946	New Construction - Initial	2/1/00
2025-26	44	860	SANDPIPER DR	HOPI RD	CLUB DR	AC	E	1,023	22	22,506	80	97	0	3	Type I Slurry Seal	\$9,453	New Construction - Initial	2/1/00
																\$212,122		

PCI Rating 55 to 74

BranchID	Sec ID	Name	From	To	Surface Type	Rank	L	W	Area	Insp. Date	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Work Type	Work Date
40	700	QUAIL RUN LN	IROQUOIS DR	BRIDGE	AC	E	488	36	17,318	6/14/24	55	75	24	1	New Construction - Initial	2/1/00
13	160	CLUB TERRACE DR	IROQUOIS DR	DESI DR	AC	E	524	28	14,812	6/13/24	64	47	52	1	Surface Treatment - Slurry Seal	11/1/23
49	910	SKY MESA LN	BOX MOUNTAIN RD	COTA WAY	AC	E	673	26	17,758	6/14/24	66	53	47	0	New Construction - Initial	2/1/00
31	520	MANITOU DR	SILOUX DR	IROQUOIS DR	AC	E	721	32	22,822	6/13/24	68	71	29	0	New Construction - Initial	2/1/00
54	970	TRIBECCA ST	BOX MOUNTAIN RD	MANITOU DR	AC	E	786	32	24,502	6/14/24	68	59	41	0	New Construction - Initial	2/1/00
7	80	BOX RIDGE PL	COTA WAY	CDS	AC	E	448	28	13,824	6/14/24	69	55	45	0	New Construction - Initial	1/1/00
34	590	ONTIVEROS CT	EPINAZO ST	CDS	AC	E	239	30	9,120	6/14/24	70	70	30	0	New Construction - Initial	2/1/00
9	100	CAYUGA LN	DELGADO DR	CDS	AC	E	267	28	8,926	6/14/24	70	60	40	0	Surface Treatment - Slurry Seal	11/1/23
30	490	MALLORCA LN	COTA WAY	BOX MOUNTAIN LN	AC	E	728	28	21,064	6/14/24	70	57	43	0	New Construction - Initial	2/1/00
22	290	ESPINAZO ST	TRIBECCA ST	CDS	AC	E	279	32	10,208	6/14/24	71	78	22	0	New Construction - Initial	2/1/00
52	940	TETON LN	DELGADO DR	CDS	AC	E	221	28	7,538	6/14/24	71	81	15	4	Surface Treatment - Slurry Seal	11/1/23
55	980	VAIDYA CT	TRIBECCA ST	CDS	AC	E	331	31	11,941	6/14/24	71	83	17	0	New Construction - Initial	2/1/00
22	300	ESPINAZO ST	TRIBECCA ST	ONTIVEROS CT	AC	E	351	32	11,232	6/14/24	72	78	22	0	New Construction - Initial	2/1/00
16	200	COTA WAY	SKY MESA LN	MALLORCA LN	AC	E	451	28	13,878	6/14/24	72	61	39	0	New Construction - Initial	2/1/00
1	20	APPIAN WAY	SANDPIPER DR	CDS	AC	E	502	32	17,844	6/13/24	73	67	33	0	New Construction - Initial	1/1/00
44	800	SANDPIPER DR	CLUB DR	HOPI RD	AC	E	1,023	28	28,644	6/13/24	73	58	42	0	Surface Treatment - Slurry Seal	11/1/23
13	170	CLUB TERRACE DR	DESI DR	CDS	AC	E	975	30	30,900	6/13/24	73	79	21	0	Surface Treatment - Slurry Seal	11/1/23
25	370	INCA DR	AZTEC DR	TOMAHAWK RUN	AC	E	1,245	26	32,370	6/13/24	74	61	39	0	New Construction - Initial	2/1/00
47	890	SHASTA LN	DELGADO DR	CDS	AC	E	304	28	9,962	6/14/24	74	85	15	0	Surface Treatment - Slurry Seal	11/1/23
44	810	SANDPIPER DR	HOPI RD	PUEBLO RD	AC	E	860	28	24,080	6/13/24	74	65	35	0	Surface Treatment - Slurry Seal	11/1/23



FY	BranchID	Sec ID	Name	From	To	Surface Type	Rank	L	W	Area	PCI	PCI Pct Climate	PCI Pct Load	PCI Pct Other	Maint. Type	Total \$	Work Type	Work Date
2024-25	The District does not have slurry seal and overlay projects scheduled for FY 2024-25																	
2025-26	1	10	APPIAN WAY	IROQUOIS DR	SANDPIPER DR	AC	E	1.150	36	41.080	77	81	19	0	Type I Slurry Seal	\$17,254	New Construction - Initial	1/1/00
2025-26	1	20	APPIAN WAY	SANDPIPER DR	CDS	AC	E	502	32	17,844	73	67	33	0	Type I Slurry Seal	\$7,494	New Construction - Initial	1/1/00
2025-26	7	80	BOX RIDGE PL	COTA WAY	CDS	AC	E	448	28	13,824	69	55	45	0	AC Grind-Overlay	\$54,605	New Construction - Initial	1/1/00
2025-26	30	490	MALLORCA LN	COTA WAY	BOX MOUNTAIN LN	AC	E	728	28	21,064	70	57	43	0	AC Grind-Overlay	\$83,203	New Construction - Initial	2/1/00
2025-26	44	830	SANDPIPER DR	MANITOU DR	BOX MOUNTAIN RD	AC	E	772	45	34,740	76	92	8	0	Type I Slurry Seal	\$14,591	New Construction - Initial	2/1/00
2025-26	44	840	SANDPIPER DR	BOX MOUNTAIN RD	APPIAN WAY	AC	E	930	45	41,850	77	80	20	0	Type I Slurry Seal	\$17,577	New Construction - Initial	2/1/00
2025-26	44	850	SANDPIPER DR	PUEBLO RD	HOPR RD	AC	E	860	22	18,920	81	100	0	0	Type I Slurry Seal	\$7,946	New Construction - Initial	2/1/00
2025-26	44	860	SANDPIPER DR	HOPR RD	CLUB DR	AC	E	1,023	22	22,506	80	97	0	3	Type I Slurry Seal	\$9,453	New Construction - Initial	2/1/00
2026-27	2	30	AZTEC DR	COMANCHE LN	INCA DR	AC	E	419	35	13,465	79	80	20	0	Type I Slurry Seal	\$5,790	New Construction - Initial	1/1/00
2026-27	14	180	COMANCHE LN	MANITOU DR	CDS	AC	E	918	36	33,048	78	73	27	0	Type I Slurry Seal	\$14,211	New Construction - Initial	2/1/00
2026-27	35	370	INCA DR	AZTEC DR	TOMAHAWK RUN	AC	E	1,245	26	32,370	74	61	39	0	Type I Slurry Seal	\$13,919	New Construction - Initial	2/1/00
2026-27	31	520	MANITOU DR	SIOUX DR	IROQUOIS DR	AC	E	721	32	22,822	68	71	29	0	AC Grind-Overlay	\$93,798	New Construction - Initial	2/1/00
2026-27	34	590	ONTWEROS CT	EPINAZO ST	CDS	AC	E	239	30	9,120	70	70	30	0	AC Grind-Overlay	\$37,483	New Construction - Initial	2/1/00
2026-27	53	950	TOMOHAWK RUN	INCA DR	AZTEC DR	AC	E	1,541	32	49,312	82	86	14	0	Type I Slurry Seal	\$21,204	New Construction - Initial	2/1/00
2026-27	53	960	TOMOHAWK RUN	AZTEC DR	CDS	AC	E	400	32	13,400	77	100	0	0	Type I Slurry Seal	\$5,762	New Construction - Initial	2/1/00
2027-28	6	70	BOX MOUNTAIN RD	SANDPIPER DR	SKY MESA LN	AC	E	731	39	30,749	79	54	46	0	Type I Slurry Seal	\$13,837	New Construction - Initial	1/1/00
2027-28	13	160	CLUB TERRACE DR	IROQUOIS DR	DESI DR	AC	E	524	28	14,812	64	47	52	1	AC Grind-Overlay	\$63,247	Surface Treatment - Slurry Seal	11/1/23
2027-28	22	290	ESPINAZO ST	TRIBECCA ST	CDS	AC	E	279	32	10,208	71	78	22	0	Type I Slurry Seal	\$4,594	New Construction - Initial	2/1/00
2027-28	22	300	ESPINAZO ST	TRIBECCA ST	ONTWEROS CT	AC	E	351	32	11,232	72	78	22	0	Type I Slurry Seal	\$5,054	New Construction - Initial	2/1/00
2027-28	31	530	MANITOU DR	IROQUOIS DR	SANDPIPER DR	AC	E	1,131	45	50,895	78	88	12	0	Type I Slurry Seal	\$22,903	New Construction - Initial	2/1/00
2027-28	31	540	MANITOU DR	SANDPIPER DR	COMANCHE LN	AC	E	847	45	38,115	76	68	24	8	Type I Slurry Seal	\$17,152	New Construction - Initial	2/1/00
2027-28	31	550	MANITOU DR	COMANCHE LN	GATE	AC	E	88	35	3,080	85	100	0	0	Type I Slurry Seal	\$1,386	New Construction - Initial	2/1/00
2027-28	31	560	MANITOU DR	GATE	COMANCHE LN	AC	E	88	33	2,904	85	100	0	0	Type I Slurry Seal	\$1,307	New Construction - Initial	2/1/00
2027-28	40	700	QUAIL RUN LN	IROQUOIS DR	BRIDGE	AC	E	488	36	17,318	55	75	24	1	AC Grind-Overlay	\$73,948	New Construction - Initial	2/1/00
2027-28	49	910	SKY MESA LN	BOX MOUNTAIN RD	COTA WAY	AC	E	673	26	17,758	66	53	47	0	AC Grind-Overlay	\$75,827	New Construction - Initial	2/1/00
2027-28	52	940	TETON LN	DELGADO DR	CDS	AC	E	221	28	7,538	71	81	15	4	AC Grind-Overlay	\$32,187	Surface Treatment - Slurry Seal	11/1/23
2027-28	55	980	VADIVA CT	TRIBECCA ST	CDS	AC	E	331	31	11,941	71	83	17	0	Type I Slurry Seal	\$5,373	New Construction - Initial	2/1/00
2028-29	8	90	CASAS DE MARIPOSA	TOMAHAWK RUN	CDS	AC	E	498	32	17,686	83	85	15	0	Type I Slurry Seal	\$8,312	New Construction - Initial	1/1/00
2028-29	13	170	CLUB TERRACE DR	DESI DR	CDS	AC	E	975	30	30,900	73	79	21	0	AC Grind-Overlay	\$135,960	Surface Treatment - Slurry Seal	11/1/23
2028-29	15	190	CORTE PICCOLO	APPIAN WAY	CDS	AC	E	435	36	17,510	79	100	0	0	Type I Slurry Seal	\$8,230	New Construction - Initial	2/1/00
2028-29	16	200	COTA WAY	SKY MESA LN	MALLORCA LN	AC	E	451	28	13,878	72	61	39	0	Type I Slurry Seal	\$6,523	New Construction - Initial	2/1/00
2028-29	24	360	HOPR RD	SANDPIPER DR	CDS	AC	E	223	30	8,540	77	100	0	0	Type I Slurry Seal	\$4,014	New Construction - Initial	2/1/00
2028-29	27	410	IROQUOIS DR	MANITOU DR	APPIAN WAY	AC	E	1,154	46	53,084	75	88	12	0	Type I Slurry Seal	\$24,949	New Construction - Initial	2/1/00
2028-29	27	420	IROQUOIS DR	APPIAN WAY	QUAIL RUN LN	AC	E	1,099	46	50,554	79	63	33	4	Type I Slurry Seal	\$23,760	New Construction - Initial	2/1/00
2028-29	27	430	IROQUOIS DR	QUAIL RUN LN	VIA VILLAGGIO	AC	E	717	46	32,982	81	98	0	2	Type I Slurry Seal	\$15,502	New Construction - Initial	2/1/00
2028-29	38	670	PIMA RD	SANDPIPER DR	CDS	AC	E	240	35	10,700	75	91	9	0	Type I Slurry Seal	\$5,029	New Construction - Initial	2/1/00
2028-29	44	800	SANDPIPER DR	CLUB DR	HOPR RD	AC	E	1,023	28	28,644	73	58	42	0	AC Grind-Overlay	\$126,034	Surface Treatment - Slurry Seal	11/1/23
2028-29	54	970	TRIBECCA ST	BOX MOUNTAIN RD	MANITOU DR	AC	E	786	32	24,502	68	59	41	0	AC Grind-Overlay	\$107,809	New Construction - Initial	2/1/00
2028-29	56	990	VIA VENITO	VIA VILLAGGIO	IROQUOIS DR	AC	E	706	36	25,416	80	86	14	0	Type I Slurry Seal	\$11,946	New Construction - Initial	2/1/00
2028-29	57	1000	VIA VILLAGGIO	IROQUOIS DR (W)	IROQUOIS DR (E)	AC	E	1,809	36	66,104	75	78	19	3	Type I Slurry Seal	\$31,069	New Construction - Initial	2/1/00
2028-29	57	1010	VIA VILLAGGIO	IROQUOIS DR	CDS	AC	E	285	35	11,735	79	84	16	0	Type I Slurry Seal	\$5,515	New Construction - Initial	2/1/00
															Total 5-Yr Budget	\$514,651		
																\$1,235,756		



**Figure 7 – Fire Access Maintenance District PCI Map - 2024**

<b>FAMD Sugggested 2025/26 Road Maintenace</b>			
Street	PCI	Est. Cost	Type
Quail Run	55	\$ 73,948.00	OL
Manitou	68	\$ 93,768.00	OL
<b>Total</b>		<b>\$ 167,716.00</b>	
Appian	73	\$ 7,494.00	SS
Sky Mesa	66	\$ 75,827.00	OL
Cota Way	72	\$ 6,523.00	SS
Box Ridge Pl.	69	\$ 54,605.00	OL
Mallorca Ln	70	\$ 83,203.00	OL
Tribecca St.	68	\$ 107,809.00	OL
Espinazo St.	71	\$ 4,594.00	SS
Espinazo St.	72	\$ 5,054.00	SS
Ontiveros Ct.	70	\$ 37,483.00	OL
Vaidya Ct.	71	\$ 5,373.00	SS
<b>Total</b>		<b>\$ 387,965.00</b>	





Fire Access Maintenance District (FAMD)  
c/o: Desert Resort Management  
42635 Melanie Place, Suite 103  
Palm Desert, CA 92211  
Via email: [smatas@drmineternet.com](mailto:smatas@drmineternet.com)

To Whom It May Concern,

At the City Council Meeting on July 2, 2025, the City Council approved Ordinance No. 765 requiring emergency access preemption systems on new and existing gated community access points to allow for timely and reliable access to gated properties and to improve emergency response times. Under the new ordinance, all existing automatic gates within the City will need to have emergency access sensors installed by August 4, 2026. Any newly built automatic gates will also need to have them installed.

The City of Indian Wells is offering HOAs and property management companies that are responsible for the operation and maintenance of automated gates a 50% rebate (up to \$500) toward the purchase and installation of emergency vehicle preemption systems to encourage compliance with the new requirement. The Rebate Program is offered to Indian Wells HOAs or Property Management Companies who purchase and install an emergency vehicle preemption device on or after July 1, 2025. The rebate is only available until January 31, 2026.

How to Apply:

Rebate applications may be submitted in person at Indian Wells City Hall or sent via email to [knelson@IndianWells.com](mailto:knelson@IndianWells.com) starting on August 4, 2025. You must:

1. Determine whether the device is eligible for the rebate.
2. Purchase and install the device.
3. Complete the Indian Wells Rebate Application, attaching all required documentation. You must answer all questions, provide proof of your authority, and provide proof of purchase or payment(s) made.

A copy of program guidelines, a map of vehicle access gates in Indian Wells, and a copy of the rebate application are included with this letter for your review and use. Should you have any questions about the program or the application process, please contact Indian Wells City Hall at (760) 346-2489.

Thank you for your attention,

Dr. Chris Freeland  
City Manager



## **Rebate Program – Information & Guidelines Emergency Vehicle Preemption System**

The City of Indian Wells is offering residents a 50% rebate (up to \$500) toward the purchase and installation of emergency vehicle preemption systems at all new and existing automated vehicular access gates.

A list of all existing automated vehicular access gates is provided with these Guidelines for ease of reference. If you believe you have an automated vehicle access gate NOT currently listed, please contact Kristen Nelson or Wes Remaklus at (760) 346-2489.

The Rebate Program is offered on a first-come, first-served basis to Indian Wells HOAs or Property Management Companies who purchase and install an emergency vehicle preemption device **on or after July 1, 2025**.

While the new Ordinance requires the installation of these devices on all existing automated vehicular access gates within one year (on or before August 4, 2026), to encourage rapid response, the rebate is only available until **January 31, 2026**.

### **Rebate Eligibility:**

- Rebates are only available for gates within the City of Indian Wells as outlined on the attached listing of existing automated vehicular access gates.
- Applicants must be an HOA board member, an authorized agent of the HOA, or the property manager for the HOA.
- Applicants must provide documentation showing the purchase and installation of the preemption device on an automated vehicular access gate owned/ managed by the HOA.
- The device must have been purchased and installed on or after July 1, 2025, and the application must be approved by or before January 31, 2026.
- You may not submit your rebate request until you have fully paid for and installed the device.

### **Eligible Security Devices:**

The Rebate Program is available toward any brand or type of device so long as the sensors on CalFIRE emergency apparatus can effectively open the gate using the device.

If you have questions as to whether a device is eligible for a rebate, please contact Kristen Nelson or Wes Remaklus at (760) 346-2489.





### **Rebate Details:**

- The maximum allowable rebate is \$500 per installed device.
- The calculated rebate amount does not include any shipping and handling, or any applicable tax.
- The rebate does not include the cost for device accessories or any devices that are purchased but not installed.

### **How to Apply for the Rebate:**

Rebate applications may be submitted in person at Indian Wells City Hall, located at 44-950 Eldorado Drive, Indian Wells, CA 92210. Applications can also be emailed to [knelson@indianwells.com](mailto:knelson@indianwells.com).

To apply for a rebate, you must:

**Step 1:** Determine whether the device is eligible for the rebate.

**Step 2:** Purchase and install the device.

**Step 3:** Complete the Indian Wells Rebate Application, attaching all required documentation. Do not submit your application until the device has been paid in full and installed. You must answer all questions in the application, provide proof of your authority to submit the application, and provide proof of purchase and payment(s) made.

Documentation includes:

- Proof of HOA board membership or authority to apply on the HOAs behalf; and
- Photocopies of receipt(s) or proof of payment(s); and
- Photo of installed device.

**NOTE:** Documentation that the applicant is a board member of the HOA, the Property Manager, or an Authorized Agent for the HOA is required.

### **Rebate Payment**

Note: It may take up to 45 working days to issue your rebate provided your application is complete and approved. Checks will be snail mailed to the applicant address listed on the application.



## REBATE PROGRAM APPLICATION EMERGENCY VEHICLE PREEMPTION SYSTEM

**IMPORTANT NOTICE:** IF YOUR HOA IS RESPONSIBLE FOR MORE THAN ONE GATE, A SEPARATE APPLICATION MUST BE SUBMITTED FOR EACH GATE. A SINGLE REBATE CHECK MAY BE GENERATED FOR ALL COMBINED REBATES DEPENDING ON THE TIMING OF APPLICATION PROCESSING.

### PART I: APPLICANT INFORMATION

HOA NAME \_\_\_\_\_

PROPERTY  
MANAGEMENT  
COMPANY \_\_\_\_\_

MAILING  
ADDRESS \_\_\_\_\_

CONTACT  
PHONE \_\_\_\_\_

### PART II: PROOF OF HOA BOARD MEMBERSHIP/ AUTHORIZATION BY HOA

#### I AM AN/ THE:

☐ HOA BOARD MEMBER    ☐ AUTHORIZED AGENT    ☐ PROPERTY MANAGER

#### ATTACH A COPY OF:

☐ WRITTEN & SIGNED APPROVAL OF DEVICE INSTALLATION BY HOA; and/ or

☐ WRITTEN & SIGNED DESIGNATION BY HOA FOR YOU TO SERVE AS AN AUTHORIZED AGENT FOR THIS PURPOSE; and/ or

☐ SIGNED COPY OF PROPERTY MANAGEMENT AGREEMENT





### PART III: PROOF OF PURCHASE & INSTALLATION

DEVICE TYPE \_\_\_\_\_

BRAND \_\_\_\_\_

DATE OF PURCHASE \_\_\_\_\_

PURCHASE PRICE \$ \_\_\_\_\_ (USD) – *Receipt Attached*

GATE LOCATION \_\_\_\_\_

INSTALLATION DATE \_\_\_\_\_

#### TO COMPLETE THIS APPLICATION, PLEASE ATTACH:

- ☐ COPY OF DEVICE RECEIPT; or PROOF OF PAYMENT IN FULL; and
- ☐ PHOTO OF THE INSTALLED DEVICE

I, \_\_\_\_\_, submit this application for the Indian Wells Emergency Vehicle Preemption System Rebate Program, and acknowledge the following:

1. I am a HOA Board Member or authorized agent of an HOA property in the City of Indian Wells; and
2. I/We have reviewed the list of existing gates requiring emergency vehicle preemption system installation by or before August 4, 2026, per City Ordinance No. 765, and that the gate listed on this application is one of those gates; and
3. I/We understand that rebates are only provided for devices in compliance with emergency vehicle access and that the City may, at its sole discretion, authorize a member of the City's Code Enforcement Division or CalFIRE to test the system to confirm its functionality prior to processing this rebate application; and
4. My/ The HOA purchased, paid in full for, and completed installation of an emergency vehicle preemption device on the HOA gate located at the address listed on this application; and
5. I/We understand the City of Indian Wells does not make recommendations on the type of device, brand of device or installation company used; and
6. I/We understand that a separate application must be submitted for each device installed; and
7. I/We understand that this rebate will be 50 percent (50%) of the total purchase price of a single device, up to a \$500 rebate maximum; and



8. I/We understand that this rebate may, therefore, only cover part of the total purchase and installation price; and
9. I/We understand that receipt of the rebate may take up to 45 business days; and
10. I/We understand that the rebate will be a check, payable to the HOA (c/o the management company if applicable), and mailed to the applicant address listed on this application.

**APPLICANT:**

**SIGNED** \_\_\_\_\_ **DATE** \_\_\_\_\_

**HOA BOARD PRESIDENT (IF DIFFERENT THAN APPLICANT):**

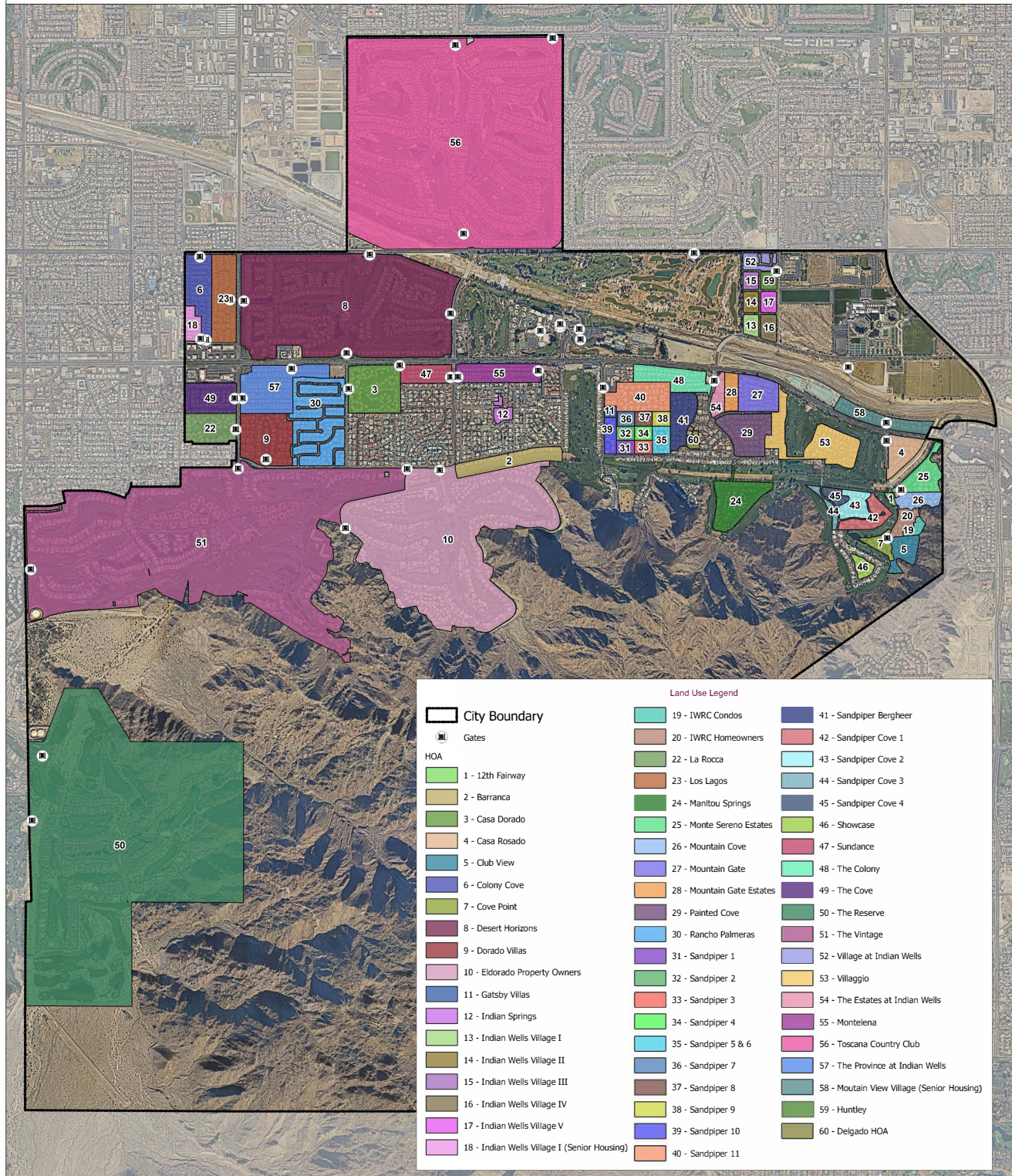
**SIGNED** \_\_\_\_\_ **DATE** \_\_\_\_\_



# INDIAN WELLS

## CALIFORNIA

### Existing Automatic Vehicle Access Gates



0 0.25 0.5 1 Miles

N

Gates and HOAs in I.W.

Updated 6/04/25

## **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Road Rehab Project Recommendation

---

### **SUMMARY:**

Please review the estimate for replacement of the filter tank and main drain covers at the Club Drive fountain. The work proposed is recommended but exceeds the District Managers authority.

### **ATTACHMENTS**

Estimate

### **FISCAL IMPACT:**

Operations – building and grounds maintenance \$3,362.00.

### **RECOMMENDATIONS**

Approve the estimate and direct the District Manager to execute the proposal and schedule the work to be completed.

**Supreme Pool Service & Repair**  
PO Box 12022  
Palm Desert, CA 92255 US  
(760) 4696924  
info@supremepoolserviceandrepair.com



## Estimate

### ADDRESS

City of Indian Wells-FAMD  
Fire Access Maintenance  
District - Indian Wells Country  
Club  
44950 El Dorado  
Indian Wells, CA 92210

**ESTIMATE #** 1290

**DATE** 03/07/2023

**EXPIRATION DATE** 04/07/2023

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Fountain	Complete filter tank (parts and installation).	1	2,385.00	2,385.00
	Fountain	New main drain covers (parts and installation).	1	977.00	977.00

---

TOTAL **\$3,362.00**

Accepted By

Accepted Date





## **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Contracts

---

### **SUMMARY:**

The pest control contract has expired. The District Manager solicited proposals from multiple vendors and after reviewing the proposals is recommending a 5-year contract with Frazier Pest Control service for amount not to exceed \$7,500.00.

Monthly Fee of \$115.00 = \$1,380.00 annually

Extras \$600.00

### **ATTACHMENTS**

Proposals for proposing vendors

### **FISCAL IMPACT:**

Operations – contract \$1,380.00 not including any extra work.

### **RECOMMENDATIONS**

Approve a 5-year contract with Frazier Pest Control for an amount not to exceed \$7,500.00.



Office (760) 328-6115  
Fax (760) 328-6511  
[www.FrazierPestControl.com](http://www.FrazierPestControl.com)

July 3, 2025

Dear Scott Matas,

I hope this letter finds you well. It is with great enthusiasm that Frazier Pest Control presents our proposal to the Board, designed to meet the unique needs of the Fire Access Maintenance District No 1. "FAMD" of the City of Indian Wells. Your satisfaction and success are very important to us, and here at Frazier Pest Control we are committed to providing exceptional services and solutions.

Frazier Pest Control brings 38 years of experience servicing the Coachella Valley and from the first initial phone call to the job completion, every team member here at Frazier Pest Control takes great pride in their day-to-day activities and workmanship out in the field. We know that attention to detail and providing the service that we are contracted to perform is essential for all the communities that we serve here in the Coachella Valley.

Please find the enclosed proposal for your review. We are confident that you will find that it is thorough yet competitive. Should you have any questions or require further clarification, do not hesitate to reach out directly to Julie. We are always available to discuss and or refine our offerings to ensure they perfectly match your expectations.

Thank you for the opportunity to work with you for another five years. We look forward to continuing our successful partnerships, one community at a time.

Yours sincerely,

*Julie Frazier*





Office (760) 328-6115  
Fax (760) 328-6511  
[www.FrazierPestControl.com](http://www.FrazierPestControl.com)

July 3, 2025

This agreement is made between the Fire Access Maintenance District No 1 "FAMD" of the City of Indian Wells and Frazier Pest Control, Inc.

In which Frazier Pest Control agrees to provide monthly pest control service for Manitou and Club Gates located in Indian Wells, Ca. All services performed are by a licensed certified technician. We use only the materials that are registered with the Federal Environmental Protection Agency and the California Department of Food and Agriculture. Chemical application methods are determined by target pest, landscaping, and weather and are applied as follows: mounted power rig, hand sprayer, granular spreader, or hand placement.

#### **Terms of Agreement**

The term of this agreement shall be for 5 years from July 1, 2025, through June 30, 2030, thereafter until canceled with a thirty (30) day written notice with all terms remaining as per this Agreement. Any changes or modifications to this agreement need to be submitted in writing. The commencement of this Agreement shall be as of the date of signature by authorized personnel from the association.

#### **General Pest Control**

Service will consist of a monthly pest control service for the exterior and interior of Manitou and Club Gates. Frazier Pest Control will treat all common household pests including but not limited to ants, roaches, spiders, crickets, earwigs, silverfish, pill bugs, and springtails. Fire ant spot treatment at site of infestation is included. Not included in general pest control are bees, wasps, gnats, flies, moths, mice, gophers, pigeons, squirrels, fleas, raccoons, skunks, and termites.

#### **Monthly Rodent Bait Stations**

Monthly maintenance of 5 rodent bait stations will include inspection and placement of bait on each service. Frazier Pest Control will provide a monthly activity report upon request. All rodent bait stations are the sole property of Frazier Pest Control. All Stations will be removed upon termination of said contract. Any additional Bait Stations requested after the initial set up will be offered at the same discounted rate in this agreement.

**Monthly Pest Control Service: \$60.00**

**Monthly Rodent Stations: \$55.00**

**Total Monthly: \$115.00**

#### Holidays

Frazier Pest Control observes New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day holidays in which no service will be provided on those days. However, service will occur the day prior or the following days after said holiday.



Office (760) 328-6115  
Fax (760) 328-6511  
[www.FrazierPestControl.com](http://www.FrazierPestControl.com)

#### Billing

Frazier Pest Control agrees to provide a monthly written billing statement. Such a billing statement shall be sent to [ap@indianwells.com](mailto:ap@indianwells.com).

#### Notice to Management

Frazier Pest Control agrees to immediately inform FAMD of any adverse conditions of property.

#### Insurance Requirements

Frazier Pest Control shall provide General Liability and Automobile Liability coverage and shall provide current certificate (s) of insurance if the proposal is accepted. Frazier Pest Control shall also name HOA as additional insured under said policies. HOA to provide requirements.

#### Licensing Requirements

Frazier Pest Control shall maintain all necessary and appropriate licenses (including business license, etc.) from the State of California. Frazier Pest Control shall provide copies of said current licenses to HOA per your request.

#### **Other services we provide:**

**Gopher Maintenance:** Frazier Pest Control to provide inspection of property at no charge to the HOA. We will provide information on the scope of work needed to help with the control of gophers in the community. Pricing starts at \$250.00 per service depending on severity of infestation.

**Rodent proofing:** Frazier Pest Control provides an inspection of the property at no charge to the HOA. We will provide information on the scope of work needed to help with the control of rodents in structure. Such as sealing up entry points. Pricing to be determined after inspection of property.

**Removal & replacement of Attic T.A.P Insulation:** Frazier Pest Control to provide an inspection of the property at no charge to the HOA. We will provide information on the scope of work needed to remove and replace attic T.A.P insulation in the structure due to rodent infestation. Pricing to be determined after inspection of property.

**Pigeons & proofing:** Frazier Pest Control to provide an inspection of the property at no charge to the HOA. We will provide information on pigeon proofing and the scope of work needed to help with the infestation. Pricing to be determined after inspection of property.

**Solar Panel Pigeon proofing:** Frazier Pest Control to provide an inspection of the property at no charge to the HOA. We will provide information on proofing and the scope of work needed. Pricing to be determined after the inspection of solar panels.

**Bees & Wasp:** Frazier Pest Control to provide an inspection of the property at no charge to the HOA. We will provide information to determine what type of treatment is needed to eliminate bees or wasps. Pricing is based on the type of treatment and location of the bees or wasp.

**German roach clean outs:** Frazier Pest Control to provide an inspection of the property at no charge to the HOA. We will provide information on the scope of work needed to help with the control of German roaches. Pricing to be determined after inspection of property. Pricing starts at \$150.00.



Office (760) 328-6115  
Fax (760) 328-6511  
[www.FrazierPestControl.com](http://www.FrazierPestControl.com)

**Fire ant treatments:** Frazier Pest Control provides an inspection of the property at no charge. We will provide information on the scope of work needed and the type of treatment.

**Termites:** Frazier Pest Control will provide a termite inspection of the property for **free to the homeowner** unless the property is for sale then our price is \$125.00 per inspection. Pricing is based on findings and work to be completed. We do all our own treatments and repairs in-house. We cover termite treatments for dry wood termites, subterranean termites, and dry rot repairs. We offer a homeowner's protection policy for work completed by Frazier Pest Control.

This agreement does not include carpenter / pharaoh ants or wood destroying or organism (s)

**All work orders and scheduling will need to be handled directly by our office staff, not the field technician.**

We look forward to working with you,

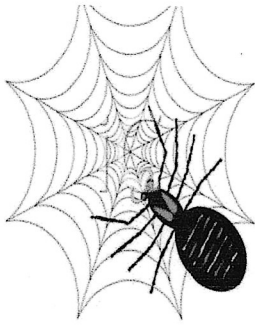
*Julie & Joe Frazier Sr. and Joey Frazier Jr. Owners*

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

FAMD of the City of Indian Wells has executed this agreement.

Start service on: \_\_\_\_\_, 2025.



# Gabe's Pest Control

July 9, 2025

Fire Access Maintenance District No. 1 / City of Indian Wells  
Subject: Pest Control & Rodent Control  
ATTN: District Manager Scott Matas  
44950 El Dorado  
Indian Wells CA, 92210

Thank you, for giving Gabe's Pest Control the opportunity to provide a Pest & Rodent Control

Proposal for Fire Access Maintenance District No. 1 / City of Indian Wells.

At

Manitou Drive Guard House – Indian Wells Country Club  
Club Drive Guard House – Indian Wells Country Club

**THE SCOPE OF THE SEERVICE IS AS FOLLOW:**

Spraying the exterior and interior foundation around each guard house for the control of all general pest, also placing a rat bait station on each Guard House and rebaiting each Month.

FYI: Bees, Gophers and Fire Ants are considered special services.

**Pest Control & Rodent Control Maintenance Price Quote:**

Pest Control & Rodent Control .....\$ 45.00 per Month for Both  
Guard Houses

Thank You

Gabe's Pest Control  
Owner: Gabriel Alba Sr.

83696 Bismark Ct, Indio CA 92201 – Phone (760)863-2371  
Fax: (760)863-2370 – E-mail: gabespestcontrol@yahoo.com





Animal Pest Management Services, Inc.

Urban Wildlife Professionals 

Phone 800.344.6567

Fax 909.590.1435

**PEST CONTROL AGREEMENT**

*FIRE ACCESS MAINTENANCE DISTRICT NO. 1*

NAME: *C/O DESERT RESORT MANAGEMENT*

ATTN: *SCOTT MATAS*

DATE: *07/09/2025*

STREET: *42635 MELANIE PLACE, SUITE 103*

CITY: *PALM DESERT*

STATE: *CA*

ZIP: *92211*

EMAIL INVOICES TO:

HEREBY AUTHORIZES SERVICE AT: *FIRE ACCESS MAINTENANCE DISTRICT NO. 1*

STREET: *44950 EL DORADO*

CITY: *INDIAN WELLS*

ZIP: *92210*

PHONE: *760-346-1161*

FAX:

EMAIL: *SMATAS@DRMINTERNET.COM*

Animal Pest Management Services, Inc. agrees to provide pest control service at the described premises and according to the terms set forth under description of work. Unless otherwise indicated, this agreement may be canceled by either party upon presentation of a 30-day written notice prior to the desired cancellation date. The agreement covers only the premises and pests specified under description of work. This agreement does not guarantee against present or future pest damage to the property, building, or contents of the described premises, or provide repairs or compensation therefore. Should any litigation be commenced between the parties to the contract concerning the contract or the rights and duties of either in relation to it, the prevailing party in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorney's fees in the litigation which shall be determined by the court in such litigation or in a separate action brought for that purpose.

**DESCRIPTION OF WORK**

*CONTROL MEADOW MOUSE AND RAT ACTIVITY WITH THE PLACEMENT OF SIX (6) TAMPER RESISTANT RODENT BAIT STATIONS AT TWO (2) GUARD HOUSES AND CONTROL GENERAL INSECT (ARGENTINE ANT, COCKROACH, CRICKET, EARWIG, SILVERFISH, AND SPIDER) ACTIVITY ALONG THE EXTERIOR PERIMETER OF THE TWO (2) GUARD HOUSES AT THE ABOVE JOB-SITE LOCATION. THE MONTHLY MAINTENANCE (1X PER MONTH SERVICE) COST WILL BE \$130.00 PER MONTH.*

**PAYMENT TERMS**

NET 30-DAYS

CUSTOMER AGREES TO PAY WHEN BILLED FOR SERVICES DUE. A SERVICE CHARGE OF 1.5 % PER MONTH EQUIVALENT TO AN ANNUAL PERCENTAGE RATE OF 18% WILL BE APPLIED TO PAST DUE ACCOUNTS.

**NOTICE OF CHANGE IN MANAGEMENT:**

Association and Management agree to provide Animal Pest Management Services, Inc. with written notice within fourteen (14) days in the event Association terminates Management's employment and hires new management.

**COSTS**

- ☐ Clean-out / Initial \$
- ☒ Monthly \$130.00
- ☐ One-Time \$
- ☐ Other \$

Notice: The customer acknowledges and understands that Animal Pest Management Services, Inc. assumes no responsibility and has no liability for any and all damage (including slope weakening and instability activity) done prior, during or after the rendering of pest control services to the premises, the land, slope and all dwellings and other structures thereon.

*Can only be cancelled with a 30-day written notice.*

Please Print Name

*Dan Fox*

DATE: *7/9/25*

ANIMAL PEST MANAGEMENT SERVICES, INC.

CUSTOMER (SIGNATURE)

DATE:

PRESIDENT / PRINCIPAL URBAN WILDLIFE BIOLOGIST: DAN FOX  
AREA 1

**PLEASE SIGN AND RETURN ONE COPY**

Signature of this agreement acknowledges receipt of rodenticide/insecticide information on the 2<sup>nd</sup> page of this document.

ke \*\*

Corporate Office 13655 Redwood Court, Chino, CA 91710-5516  
San Diego County 5933 Sea Lion Place #109, Carlsbad, CA 92010  
Riverside County 43549 Wheel Road, Indio CA 92201

Environmentally Friendly  
for Over 35 Years  
www.animalpest.com





# **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Contracts

---

## **SUMMARY:**

The HVAC maintenance contract has expired. The District Manager solicited proposals from multiple HVAC service companies and received two proposals. The District Manager is recommending a 5-year maintenance contract with Desert Air for an amount not to exceed \$10,000.00. This will include four maintenance services per year for both the Manitou and Club guardhouse HVAC systems along with on-call services.

## **ATTACHMENTS**

Proposals

## **FISCAL IMPACT:**

\$1,024.00 per fiscal year plus possible on-call service needs.

## **RECOMMENDATIONS**

Approve a 5-year contract with Desert Air as outlined in the staff report for an amount not to exceed \$10,000.00.



590 WILLIAMS RD • PALM SPRINGS, CA 92264  
(760) 323-3383 • FAX (760) 323-8983  
[www.desertairconditioning.com](http://www.desertairconditioning.com)  
LICENSE NO. 276586

August 4, 2025

Fire Access Maintenance District # 1  
44-950 El Dorado Drive  
Indian Wells, CA 92210  
Attn: Scott Matas

RE: Club Drive and Manitou Drive Guard Houses

### **PROPOSED SERVICE CONTRACT**

Each Guard Shack has one two ton split system. The price to service these two units four times a year is \$1,024.00 per year. This price is based off a five year contract.

The service is to include:

- Replace Filters
- Inspect for visible refrigerant leaks
- Check operating pressures and temperatures
- Check for proper operating voltage/amp draw
- Test system safety devices
- Lubricate moving parts as needed
- Inspect the blower assembly
- Check blower speed
- Inspect the wiring and control circuit
- Check thermostat operation
- Check coil temperature drops
- Check electrical connections
- Cycle equipment to check for proper operation
- Change cooler pads and replace belts once a year
- Drain and clean coolers at each visit
- Give a written diagnostic report of findings.

With this contract you will receive a 10% discount on all parts and labor other than the two scheduled maintenance calls. You will also receive priority service seven days a week.

Sincerely,

*Todd Shaw*

---

Customer acceptance

---

Date





42949 Madio Street  
Indio, CA 92201  
(760)360-2202

**BILL TO**

City of Indian Wells  
44950 El Dorado  
Indian Wells, CA 92210 USA

ESTIMATE  
226705095

ESTIMATE DATE  
Jul 01, 2025

**JOB ADDRESS**

City of Indian Wells-Fire Access Maintenance District No.1  
44950 El Dorado  
Indian Wells, CA 92210 USA

**Job:** 226703186

**Technician:** Michael Hyde

**ESTIMATE DETAILS**

Hydes Family Comfort Plan: Annual Hydes Family Comfort Plan for 2 systems on a quarterly basis

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	2 systems Annual Membership: Hyde's Family Comfort Club SILVER Level *Membership is for 1 year & up to 2 maintenance visits; NON-REFUNDABLE. ONE PAYMENT PAID ANNUALLY. CHECK OR CREDIT CARD PAYMENT FOR THE TOTAL AMOUNT ACCEPTED.	1.00	\$538.00	\$538.00

<b>SUB-TOTAL</b>	\$538.00
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$538.00

**CREDIT CARD PAYMENT AUTHORIZATION**

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type                      Credit Card #

EXP

CVC

Name on card

Signature

Remit to:

Amount Due:



# **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Security Gate Maintenance Contract

---

## **SUMMARY:**

The Security Gate Maintenance contract has expired. The District Manager solicited proposals from local security gate maintenance vendors and received two proposals. The District Manager is making a recommendation to contract with Empire Gate Automation for service calls (see below for rates). The recommendation is to award a 5-year contract for service with Empire Gate Automation for an amount not to exceed \$15,000.00.

Service call schedule is as follows.

Monday-Friday

7am to 330pm

\$165 for the first hour

Additional labor is \$135 per hour.

Emergency & After Hours

\$275 for the first hour

Additional labor is \$245 per hour.

Major Holidays;

Christmas, New Years Eve/Day, Thanksgiving, Labor Day, Halloween night.

\$325 for the first hour

\$295 per hour.

## **ATTACHMENTS**

Proposals

## **FISCAL IMPACT:**

Annual service at \$1,000.00 plus on-call maintenance needs.

## **RECOMMENDATIONS**

Approve a 5-year contract with Empire Gate Automation for an amount not to exceed \$15,000.00.

# Empire Gate Automation

## SERVICE MAINTENANCE CONTRACT

This Service Maintenance Contract ("Contract") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between:

**Vendor:**

Empire Gate Automation  
DHS, CA 92240  
949-836-4294  
desertgateautomation@gmail.com

**Customer:**

[Customer's Name or Business Name]  
[Customer's Address]  
[City, State, ZIP]  
[Phone Number]  
[Email Address]

### 1. Maintenance Services

The Vendor agrees to provide the following periodic maintenance services to the Customer's gate system as part of this Contract, with **two (2) service visits per year**. The Customer will pay an annual fee of **\$1,000** for these services.

**a. Periodic Maintenance:**

- Observe the overall performance of each system.
- Inspect the gate hinges, gate arms, and structural members of swing gate systems.
- Inspect the track, structural supports, tail sections, chains, and stops of sliding gate systems.
- Lubricate moving parts as required.
- Remove motor covers to inspect, remove debris, lubricate, and adjust limit controls.
- Inspect oil levels and add oil if necessary (where applicable).
- Determine the condition and performance of safety systems (e.g., loop detectors, safety edges, photo eye systems, timers, signage).
- Report any water exposure from sprinkler systems that may affect gate operators.
- Examine the performance of remote-control systems, such as radio receivers.
- Check the function of gate lock systems (if applicable).

# Empire Gate Automation

- Report the appearance and condition of the gate and operator housing (e.g., paint chipping, rusting, physical damage).
- Inspect, operate, and report the condition of barrier gates and in-ground tire damage devices; lubricate and adjust as needed.
- Check battery backup functions and replace batteries as needed.

## **b. Service Report:**

Upon completion of each maintenance visit, the Vendor will provide a service report to the Customer detailing any conditions found that may require additional repairs or replacements.

## **c. Additional Work:**

Any repairs or additional work required will be outlined in a separate proposal and will require Customer approval before proceeding. This proposal will include the estimated cost of additional work and any associated expenses.

## **d. Unpredictable Electrical Issues:**

The Customer acknowledges that electrical systems can fail unexpectedly, even with regular maintenance. If such issues arise, the Vendor will report them promptly, but these issues may not always be preventable or detectable during scheduled maintenance visits.

---

## **2. Service Visits, Hours, and Pricing**

### **a. Maintenance Hours:**

Maintenance visits will be performed Monday to Friday, between the hours of **7:30 AM and 4:30 PM**. Service visits will be scheduled at the sole discretion of **Empire Gate Automation** (Vendor) and can be adjusted without penalties to either party.

### **b. Service Calls:**

This agreement includes two (2) scheduled service calls for maintenance per year. For any additional service calls beyond the four included, the Customer agrees to the following rates:

- **First hour:** \$165, discounted \$120
- **Additional hours:** \$135 per hour, discount \$108

### **c. After-Hours Service:**

This contract **EXCLUDES** after-hours service calls, weekends, and holidays.

After-hours/emergency service visits are charged at **\$275 per visit, discounted \$225**. In the event that a gate cannot be fixed within a reasonable time, the Vendor will stabilize and secure the gate until normal business hours.

---

# Empire Gate Automation

## 3. Exclusions

This Service Maintenance Contract does not cover:

- After-hours service calls, weekends, or holidays.
- Costs for parts not covered under normal wear and tear.
- Any damage resulting from car accidents, vandalism, tampering, or any unauthorized personnel working on or attempting to repair the equipment.
- **Parts exclusions:** This agreement excludes the cost of certain parts, such as:
  - Belts
  - Limit switches
  - Limit cams
  - Small nuts, bolts, and wiring (more than 5 feet)
  - Other parts at the discretion of **Empire Gate Automation** (Vendor).

**Note:** Any parts required for repair outside the scope of normal maintenance will be quoted separately and are the responsibility of the Customer.

---

## 4. Term of Agreement

This Contract is valid for a period of **12 months**, starting from the date of execution by both parties, with the option to renew or modify the terms upon mutual agreement.

---

## 5. Payment Terms

### a. Payment Requirements:

- Agreed-upon tasks require a signed estimate form before commencement of work.
- Any changes to the scope of work must be accompanied by a signed change order that reflects any price changes.
- Payment is expected as scheduled, even if the Customer changes their dates or schedule. This includes adjustments in the schedule that may affect the Vendor's planned work.
- Clients who choose to be billed monthly will receive invoices on a monthly basis, with payment due upon receipt.
- Yearly payment clients will be billed at the start of the year, with full payment due in advance.

### b. Invoice and Late Payment:

# Empire Gate Automation

- All invoices must be paid in full within **30 calendar days** of the invoice date.
- If payment is not received within this time frame, a **10% interest** charge will be compounded monthly on the outstanding balance.
- In the event of a breach of this agreement, **Empire Gate Automation** is entitled to reasonable attorney's fees (including principal and interest), collection fees, costs, expenses, and expert witness fees.
- In the event **Empire Gate Automation** files a lawsuit, the Client agrees to submit to the jurisdiction of **Riverside County, California**, for any suit, action, or proceeding arising out of this contract, any amendments or modifications to the contract, and any work and/or charge orders.
- The Client expressly waives the right to a jury trial in any litigation between **Empire Gate Automation** and the Client arising from this Contract.

## c. Excessive Late Payments:

Excessive late payments, specifically **three (3) late payments in a calendar year**, will constitute grounds for cancellation of this Contract by the Vendor.

## d. Renewal of Contract:

In the event that the Customer wishes to renew the contract for the following year, **full payment for the yearly fee must be made upfront**. Monthly payments will **not** be provided for the renewal period.

---

## 6. Limitations of Liability

The Vendor is not responsible for any damages, failures, or malfunctions caused by circumstances outside of its control, including but not limited to extreme weather, vandalism, or power surges. The Vendor's responsibility is limited to the maintenance of the systems as described above.

---

## 7. Termination

Either party may terminate this Contract with a 30-day written notice. Upon termination, the Customer will be responsible for payment for services rendered up until the termination date.

---

## 8. Signatures

By signing below, both parties agree to the terms and conditions outlined in this Service Maintenance Contract.



# Empire Gate Automation

**Vendor:**  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**Customer:**  
Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Preventive Maintenance Contract

---

## Automation Pride, Inc

License#: 899762

42471 Ritter Circle, Palm Desert, CA 92211

Automationpride@outlook.com

Ph: (760) 423-6567

This Preventive Maintenance contract is entered into by and between Automation Pride and **Indian Wells Country Club .**

We hereby propose to furnish quarterly service and inspections on gates, operators, spikes, card reader and phone systems as outlined below:

- We will clean all operators and phone systems of all debris.
- We will check all fluid and add as needed.
- We will check all belts and electrical, making any necessary adjustments as needed.
- We will grease all hinges on gates and add as needed.
- We will inspect all equipment for any damages or repairs needed.
- You will receive a detailed description if there is anything that needs to be corrected or replaced.

All work to be completed in substantial and workman like manner according to standard practice for the sum of **\$500.00 hundred dlls and no cents for Club Entry/Exit and \$500.00 hundred dlls and no cents for Manitou Entry/Exit, a total of \$1000.00 per quarter.** To avoid additional service call fees, any small parts needing replaced at this time will be replaced and charged accordingly but not to exceed \$500.00 per location. Any alteration or deviation from the above specification involving extra cost of materials or labor will only be executed upon written approval, and will become an extra charge over the sum mentioned in this contract.

The work to be performed under this contract will be on a quarterly basis and shall be paid upon completion of job. The contract w/ Automation Pride is at will and either party can terminate it at any time with a 30 day notice.

If Automation Pride and Indian Wells Country Club agree to the above contract, please sign as your acceptance of this proposal and contract. (No work will begin until a signed/approved contract is on file.)

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Automation Pride Kenny Pride, Owner

\_\_\_\_\_  
Company/Organization

\_\_\_\_\_  
Sign and Print



## **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** Transponders

---

### **SUMMARY:**

The District Manager has identified a local vendor that can provide gate access transponders. AMS provided transponders for many years at a long lead time and cost of \$25.00 per unit. The District Manager researched and found a vendor in the Los Angeles area that would sell the transponders to the FAMD at a cost ranging from \$7.50 a unit to current pricing of \$12.50 per unit with lead time of 6 to 8 weeks. Recently a local vendor Big Sky Gate Keeper has quoted the FAMD \$14.00 per tag with a lead time of less than 3 weeks. They also have a better working knowledge of the transponder updates and a direct contract with the manufacturer. The District Manager is recommending a 5-year contract for amount not to exceed \$30,000.00 to purchase RFID transponder tags from Big Sky Gate Keeper.

### **ATTACHMENTS**

None

### **FISCAL IMPACT:**

\$30,000.00 over five fiscal years.

### **RECOMMENDATIONS**

Approve a five-year contract with Big Sky Gate Keeper for an amount not to exceed \$30,000.00.



# **STAFF REPORT**

---

**DATE:** August 15, 2025  
**TO:** Honorable FAMD Board Members  
**FROM:** FAMD District Manager  
**SUBJECT:** DRM Extras

---

## **SUMMARY:**

The contract for management services is provided to the FAMD by Desert Resort Management and currently reimburses up to \$5,000.00 per fiscal year with an amount not to exceed \$10,000.00 in the 2023-2026 contract.

### 3. Compensation.

d. Reimbursement for Costs and Expenses. Consultant shall be reimbursed for repair and maintenance costs, including, but not limited to, expenses at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference. If a cost or expense is not listed in Exhibit "B," Consultant shall be reimbursed for the actual cost of such expense. Consultant shall submit to FAMD a monthly itemized invoice for all costs and expenses. FAMD shall, within forty-five (45) days of receiving such invoice, review such invoice and pay all authorized charges thereon. Consultant's monthly compensation for costs and expenses under this Section 3.d. shall not exceed \$10,000.00 for the fiscal year and shall not exceed \$5,000.00 in any given month."

Due to recent pass throughs of transponder purchases the District Manager is requesting that the contract be amended to allow for an amount not to exceed \$30,000.00. This would allow finance to reimburse Desert Resort Management for the purchase of transponders and other purchases in fiscal year 2024/25 through the contract end date.

## **ATTACHMENTS**

None

## **FISCAL IMPACT:**

No fiscal impact.

## **RECOMMENDATIONS**

Approve the contract amendment with Desert Resort Management to allow section 3(d) to be amended from \$10,000.00 to \$30,000.00 with no fiscal year cap.