



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. ANNOUNCEMENTS

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: 4/10/2026
Signed by: 7E72C45E974E1
Kurt Yeager, FAMD Chair