



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

BOARD OF DIRECTORS MEETING

MINUTES **March 12, 2026**

1. CALL TO ORDER

Chair Kurt Yeager called meeting to order at 10:01 A.M.

ROLL CALL

PRESENT: Chair - Kurt Yeager
Secretary – Steve Nozet
Director - Tony Trocino
Director – Bruce Morgan
Director Mark Butier
IWCC Representative – Dennis Coker

ABSENT: None

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),
Mirian Fulson (City of Indian Wells, Management Assistant),
Paul Stotesbury (Director of Security, Allied Universal)
Suzie Salazar (Branch Manager, Allied Universal)
Michael Nelson (Account Manager, Allied Universal)

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 March 12, 2026. Motion carried 6/0.

4. OFFICER ORGANIZATION

The Board of Directors discussed the appointment of the 2026-2027 Executive Committee which is made up of a Chair, Vice Chair and Secretary of the Board.

A motion was made by Director Tony Trocino and a 2nd by Director Denis Coker to appoint Kurt Yeager as the FAMD Board Chair, Bruce Morgan as Vice Chair and Steve Nozet as Secretary. Motion carried 6/0.

5. PUBLIC COMMENTS

Two members of the community attended the meeting.

Teresa Marley – Sandpiper #11 - no comments were made.

Reed Beidler – Comments: Requested that the Board review the current Fire Access Maintenance District (FAMD) access policy and consider requiring all Indian Wells Country Club maintenance staff

to comply with the same access procedures as resident maintenance vendors and to not start work prior to 7:00 A.M.

CONSENT CALENDAR

- a. Minutes; February 12, 2026
- b. Financials; February 2026

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

6. SECURITY REPORT

- a. March 2026 Security Report
Director of Security (DOS) Paul Stotesbury presented the monthly security report and answered questions.

7. OLD BUSINESS

- a. Security Services Ad Hoc Committee Update
The District Manager and Committee summarized the Ad Hoc Committees process that has led to a recommendation for a new security services contract. The committee received nine proposals and interviewed three firms (Allied Universal, Securitas and 247 Private Security. The Committee recommends the approval of a five-year contract with Allied Universal.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to direct the District Manager to negotiate a five-year contract commencing on July 1, 2026, and ending on June 30, 2031, with Allied Universal for an amount not to exceed \$5,571,081.00. Motion carried 6/0.

- b. Emergency Gate Ad Hoc – Committee Appointment
The Chair announced that the HOA requesting work on the gates has withdrawn its request for the Fire Access Maintenance District (FAMD) to repair or replace the gates. As a result of this withdrawal, the Chair further announced that the Committee will be disbanded.
- c. Desert Resort Management Agreement Amendment
The Board of Directors reviewed an amendment to the Desert Resort Management (DRM) contract to assume accounting services for the Fire Access Maintenance District (FAMD). The amendment extends services through June 30, 2028, and includes a requested fee increase of 5% for fiscal year 2026–27 and 3% for fiscal year 2027–28.

A motion was made by Director Bruce Morgan and seconded by Director Tony Trocino to approve the amendment for FAMD accounting services, including the 5% increase for FY 2026–27 and the 3% increase for FY 2027–28. The motion carried by a vote of 6/0.

- d. Striping Project
The District Manager sent an RFP for through PlanIt for striping services in Sandpiper 11, Iroquois and Manitou Dr. One proposal was returned and reviewed by the Board.

A motion was made by Director Steve Nozet and seconded by Director Bruce Morgan to approve a contract with NPG, Inc. for an amount to not exceed \$30,000.00 for striping services. The motion carried by a vote of 6/0.

8. NEW BUSINESS - None

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding a gate repairs.

10. BOARD MEMBER COMMENTS – None

11. ANNOUCEMENTS

The next regularly scheduled meeting of the Fire Access Maintenance District Board of Directors will be held at 10:00 A.M., on April 9, 2026, 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 11:12 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: Signed by: Stephen Nozet Date: 4/10/2026
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Steve Nozet, FAMD Secretary