



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

**BOARD OF DIRECTORS MEETING
April 9, 2026
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



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

BOARD OF DIRECTORS 2026

Director	Term Ends
Name: Kurt Yeager (Chairperson) Phone: (949) 632-6157 Email: ekurty01@gmail.com	February 28, 2029
Name: Bruce Morgan (Vice Chair) Phone: (406) 370-1224 Email: bkmzenmaster@gmail.com	February 28, 2029
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, 2030
Name: Mark Butier Jr. (Director) Phone: Email: jrbutier@butier.com	February 28, 2030
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 April 9, 2026 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 – Bruce Morgan
- Secretary – Steve Nozet
- Director - Tony Trocino
- Director – Mark Butier
- IWCC Representative – Dennis Coker

2. PLEDGE OF ALLEGIANCE

3. APPROVAL the AGENDA

April 9, 2026

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; March 12, 2026
- b. Financials; March 2026

Page(s) 6-8

Page(s) 9-10

6. SECURITY REPORT

- a. April 2026 Security Report

Page(s) 11-13

7. OLD BUSINESS

- a. Security Services Ad Hoc Committee – Disband

Page(s) Verbal



8. NEW BUSINESS

- a. Landscaping Proposals

Page(s) 15-19

9. FAMD DISTRICT MANAGERS REPORT

- a. Allied Universal Contract for Security Services 2026-2031
- b. Manitou & Quail Run Road Project
- c. Striping Project
- d. Gate Access – Beidler Request
- e. Water Feature at Club Drive
- f. Accounting Update

10. BOARD MEMBERS COMMENTS

11. ANNOUNCEMENTS

The next Board of Directors meeting is scheduled for May 7, 2026.

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 April 6, 2026, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Thursday April 9, 2026, at 10:00 A.M., in person in the City Council Chamber's.



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: _____ Date: _____
Kurt Yeager, FAMD Chair

YEAR-TO-DATE BUDGET REPORT MARCH 2026

FOR 2026 09

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	-431,500	-431,500	-211,384.48	.00	.00	-220,115.52	49.0%*
2090000 411200 CYUNSPRPTX	-10,800	-10,800	-10,727.43	.00	.00	-72.57	99.3%*
2090000 411300 PYPRPTX	-4,100	-4,100	-2,126.45	-153.17	.00	-1,973.55	51.9%*
2090000 411400 ROLLPRPTX	-7,800	-7,800	-2,369.55	-889.39	.00	-5,430.45	30.4%*
2090000 421100 Fire Acces	-1,785,700	-1,785,700	-1,019,642.08	.00	.00	-766,057.92	57.1%*
2090000 451100 Invst Earn	-68,400	-68,400	-9,855.00	.00	.00	-58,545.00	14.4%*
2090000 461500 PropTxRelf	-18,500	-18,500	-699.10	.00	.00	-17,800.90	3.8%*
2090000 486300 Misc Rev	-3,100	-3,100	-2,325.00	-940.00	.00	-775.00	75.0%*
TOTAL F.A.M.D. #1	-2,329,900	-2,329,900	-1,259,129.09	-1,982.56	.00	-1,070,770.91	54.0%
2098601 F.A.M.D. Program							
2098601 531000 Prof Svcs	156,100	156,100	77,475.80	11,089.68	45,820.20	32,804.00	79.0%
2098601 533000 Contr Svcs	1,102,500	1,102,500	734,058.39	87,506.50	340,967.21	27,474.40	97.5%
2098601 542000 Utilities	37,000	37,000	16,232.79	1,711.03	14,987.21	5,780.00	84.4%
2098601 544000 Bldg&GrMnt	157,000	155,900	48,352.93	5,639.92	33,498.60	74,048.47	52.5%
2098601 545000 Infrastruc	125,000	127,000	95,031.72	10,559.08	31,968.28	.00	100.0%
2098601 552000 Communicat	20,100	20,100	13,749.42	1,846.72	5,950.58	400.00	98.0%
2098601 561000 Office Exp	3,600	3,600	.00	.00	.00	3,600.00	.0%
2098601 563000 Opr Matrls	1,700	2,800	945.75	.00	2,017.65	-163.40	105.8%*
2098601 591600 IndrctCost	15,000	15,000	8,750.00	.00	.00	6,250.00	58.3%
TOTAL F.A.M.D. Program	1,618,000	1,620,000	994,596.80	118,352.93	475,209.73	150,193.47	90.7%
2099929 FAMD Capita							
2099929 673100 ConstContr	0	212,122	.00	.00	.00	212,122.00	.0%
TOTAL FAMD Capita	0	212,122	.00	.00	.00	212,122.00	.0%
TOTAL F.A.M.D. #1	-711,900	-497,778	-264,532.29	116,370.37	475,209.73	-708,455.44	-42.3%
TOTAL REVENUES	-2,329,900	-2,329,900	-1,259,129.09	-1,982.56	.00	-1,070,770.91	
TOTAL EXPENSES	1,618,000	1,832,122	994,596.80	118,352.93	475,209.73	362,315.47	
CHANGE IN FUND BAL - NET OF REVENUES/EXPENSES			910,643.30				
BEGINNING FUND BALANCE 7/1/2025			264,532.29				
ENDING FUND BALANCE 03/31/2025			1,175,175.59				

FAMD Financial Monthly Report	
Month: March 2026	
Monthly Income	\$1,982.56
Monthly Expenses	\$118,352.93
Available Budget - Expenses	\$150,193.47
Available Encumbered - Expenses	\$475,209.73
Available Total Budgeted Expenses	\$625,403.20
Operations Budget (Approved)	\$1,620,000.00
Capital Budget (Actual)	\$212,122.00
Total Projected Expenditures	\$2,141,586.00
Assessed & Tax Collection Revenues	\$2,329,900.00
FY Projected Balance	\$709,900.00
Current Fund Balance	\$1,290,849.46
Project Fund Balance End of FY 2025/26	\$1,175,175.59

Projected FY 2025/26	
Revenue	\$ 2,329,900.00
Expenditures	\$ 1,620,000.00
Total	\$ 709,900.00

Actual to YTD - December 2025	
Revenue	\$ 1,259,129.09
Expenditure	\$ 994,596.80
Total	\$ 264,532.29

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

Paul A. Stotesbury
Site Security Director
March, 2026

- March 6, 2026 - Club Gate, female/ Autism at gate, resident relative called and picked up
- March 28, 2026 - Manitou Gate, guest/vendor intentionally rammed entrance arm. Arm replaced, no damage, report/ photos to DRM
- March 28, 2026 - Club Gate, suspicious person denied access, then walked to Desi and entered residence with key
- March 31, 2026 - Manitou Gate, same individual rammed gate then physically got out of vehicle and removed gate arm, tore off wires. Report/photos to DRM video retained,
- March 31, 2026 - Club Gate, suspicious person denied entrance, loitered in area, RSO called and contacted subject, Case#J260900017, no arrest

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 12

TRANSPORTS – 6

RSO

ROUTINE PATROL – 32

CALLS FOR SERVICE - 4

OPEN GARAGE DOOR – 57

OPEN OTHER DOORS – 0

CLUB HOUSE DOORS – 29

TRANSPONDERS INSTALLED – 45

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	99	96	Security Officer	Sun/Thurs	2pm-10pm	8	40
2 Garcia, Dominick	5	5	Security Supervisor	Tues/Sat	2pm-10pm	8	40
3 Gonzalez, Gonzalo	46	28	Security Officer	Sun/Tues/Wed	2pm-10pm	8	24
4 Gray, Ken	42	42	Security Officer	Mon/Tues	2pm-10pm	8	16
5 Hernandez, Josue	20	20	Security Officer	Thurs/Sun	10pm-6am	8	40
6 Hosamane, Mahinder	150	200	Security Supervisor	Sun/Thurs	10pm-6am	8	40
7 Hullaby, Leticia	6	6	Security Officer	Wed/Sun	2pm-10pm	8	40
8 Lara, Marvin	153	152	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
9 Lizarraga, Jesus	14	13	Security Officer	Thurs/Mon	6am-2pm	8	40
10 Medina, Hazel	1	1	Security Officer	Sun/Thurs	2pm-10pm	8	40
11 Parsons, Caleb	15	14	Security Officer	Wed/Sun	2pm/10pm	8	40
12 Pennington, Sandra	43	44	Security Officer	Fri/Mon	10pm-6am	8	32
13 Penny, Max	49	49	Security Officer	Tues/Sat	2pm-10pm	8	40
14 Perez, Helen	27	36	Security Officer	Wed/Sun	2pm-10pm	8	40
15 Rivas, Adam	13	13	Security Officer	Sat/Wed	varieas	8	40
16 Sandoval, Andrea	107	84	Security Officer	Sat-Wed	6am-2pm	8	40
17							
18 Stotesbury, Paul	127	93	Site Security Supervisor	Mon- Fri	Varies	8	40
19 Part Time (Castaneda)			Security Officer		6am-2pm	8	16
TOTALS	916	895					648
AVERAGES	53.88	52.65					

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	0	0	0	0	0
Alarm Checks-Security	1	1	1										3
Animal Control on site	0	0	0										0
Animal Issues	1	0	0										1
Burglaries	0	0	0										0
Thefts	0	0	0										0
Garage Doors Open	41	36	57										134
A Shift up to 1400 hrs	22	0	0										22
B Shift up to 2200 hrs	19	33	47										99
C shift after 2200 hrs	0	3	10										13
Doors Open (Other)	19	21	29										69
Golf Cart Issues	0	0	0										0
Homeowner Assist/Welfare Check	2	5	2										9
Landscape/Light Issues	0	2	0										2
Medical Response / Fire Dept.	19	16	12										47
Noise Issues	1	0	1										2
Other - Domestic Issue	0	0	0										0
Parking Issues	2	0	4										6
Public Utility Issue	0	1	0										1
Process Servers	6	3	1										10
Property Issues/Damage	2	7	4										13
Realtor Issues	0	0	0										0
Sheriff on Site	36	17	36										89
Alarm Response/Call In	3	3	4										10
Routine Patrol	33	14	32										65
Suspicious Events	0	1	6										7
Traffic/Street Issues	0	0	0										0
Vandalism	0	0	0										0
Vendor Issues	0	0	1										1
Water Issues	11	5	4										20

STAFF REPORT

DATE: April 9, 2026
TO: Honorable FAMD Board Members
FROM: FAMD District Manager
SUBJECT: Landscaping Extras

SUMMARY:

Mariposa Landscape and the District Manager conducted a walkthrough of the property and identified several areas of concern, including dead and aging plant material. A dead pine tree was also reported and is included in the attached proposals.

As spring is the optimal planting season, the proposals have been prepared and are attached for your review and consideration.

ATTACHMENTS

Proposals

FISCAL IMPACT:

An amount not to exceed \$8,000.00 with no impact to the budget.

RECOMMENDATIONS

- Approve the attached landscaping proposals.
- Approve an amount not to exceed \$8,000.00.

PROPOSAL

Thursday, March 26, 2026

Scott Matas – Community Association Manager Project Manager

Indian Wells Country Club Community
42635 Melanie Place Suite 103
Palm Desert, CA 92211
Phone 760-200-7428 Email smata@drmineternet.com

Re: Remove dead pine tree at Manitou Entrance

Description This proposal provides for all labor, material, and equipment to perform the following services at Manitou Entrance This project has been discussed with Scott Matas.

1. Remove one dead Pine tree and sump grind.

Price Total price for above described work \$1,125.00
One Thousand One Hundred Twenty-Five And 00/100

Terms: Total due upon completion.

Exclusions: Construction prevailing wages, any unforeseen underground obstacles, and anything not mentioned.

Time Project start date is currently 10 days after acceptance.

Limits Time limit for the acceptance of this proposal is 30 calendar days from the above date.

Respectfully submitted,

Andres Perez – Account Manager
andres@mariposa-ca.com
626-392-3050 cell (626) 960-8477 fax

Scott Matas – Community Association Manager
Signature and Date

PROPOSAL

Saturday, February 28, 2026

Scott Matas – Community Association Manager Project Manager

Indian Wells Country Club Community
42635 Melanie Place Suite 103
Palm Desert, CA 92211
Phone 760-200-7428 Email smata@drmineternet.com

Re: Remove Agaves at Manitou

Description This proposal provides for all labor, material, and equipment to perform the following services at Manitou Entrance This project has been discussed with Scott Matas.

1. Remove 4 agaves on the south side island.
2. Remove 2 red yuccas.

Price Total price for above described work \$256.00

Two Hundred Fifty-Six And 00/100

Terms: Total due upon completion.

Exclusions: Construction prevailing wages, any unforeseen underground obstacles, and anything not mentioned.

Time Project start date is currently 10 days after acceptance.

Limits Time limit for the acceptance of this proposal is 30 calendar days from the above date.

Respectfully submitted,

Andres Perez – Account Manager
andres@mariposa-ca.com
626-392-3050 cell (626) 960-8477 fax

Scott Matas – Community Association Manager
Signature and Date

PROPOSAL

Monday, March 2, 2026

Scott Matas – Community Association Manager Project Manager

Indian Wells Country Club Community
 42635 Melanie Place Suite 103
 Palm Desert, CA 92211
 Phone 760-200-7428 Email smata@drmineternet.com

Re: Replace plant material at Manitou Entrance Northeast Planter

Description This proposal provides for all labor, material, and equipment to perform the following services at Manitou Entrance This project has been discussed with Scott Matas.

1. Remove 2 larch agaves, 2 larch damaged golden barrels, 2 Desert Spoon and 3 Replace (2) 10" Golden Barrel on the northeast side planters.
2. Cap the emitters with no plants.
3. Replace (8) 5 gal. Yellow Lantana.
4. Replace (8) 5 gal. Russelia equisetiformis.
5. Replace (8) 5 gal. Euphorbia milii Crown of Thorns.
6. Refresh planter with 3/8" Del Rio gravel using 4 tons.
7. Refresh DG planter with 6 tons of desert gold.

Price Total price for above described work \$3,935.00
 Three Thousand Nine Hundred Thirty-Five And 00/100

Terms: Total due upon completion.

Exclusions: Construction prevailing wages, any unforeseen underground obstacles, and anything not mentioned.

Time Project start date is currently 10 days after acceptance.

Limits Time limit for the acceptance of this proposal is 30 calendar days from the above date.

PROPOSAL

Monday, March 2, 2026

Scott Matas – Community Association Manager Project Manager

Indian Wells Country Club Community
42635 Melanie Place Suite 103
Palm Desert, CA 92211
Phone 760-200-7428 Email smata@drmineternet.com

Re: Replace plant material at Manitou Entrance Northwest Planter

Description This proposal provides for all labor, material, and equipment to perform the following services at Manitou Entrance This project has been discussed with Scott Matas.

1. Remove all the roses from the top planter.
2. Adjust irrigation emitters
3. Replace (9) 5 gal. Yellow Lantana.
4. Replace (9) 5 gal. Russelia equisetiformis.
5. Replace (9) 5 gal. Euphorbia milii Crown of Thorns.
6. Refresh DG planter with 6 tons of desert gold.

Price Total price for above described work \$2,538.00
Two Thousand Five Hundred Thirty-Eight And 00/100

Terms: Total due upon completion.

Exclusions: Construction prevailing wages, any unforeseen underground obstacles, and anything not mentioned.

Time Project start date is currently 10 days after acceptance.

Limits Time limit for the acceptance of this proposal is 30 calendar days from the above date.

Respectfully submitted,

Andres Perez – Account Manager

 Scott Matas – Community Association Manager
 1-800-794-9458 www.mariposa-ca.com CSLB #592268
We Create and Maintain Beautiful Landscapes Where People Live, Work, and Play

Signature and Date