



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

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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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. ANNOUCEMENTS

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: Stephen Nozet Signed by: _____ Date: 4/10/2026
Steve Nozet, *FAMD Secretary*