



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

## **SPECIAL BOARD OF DIRECTORS MEETING VIA ZOOM**

### **MINUTES** **August 15, 2025**

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

Vice Chair Marge Barry called the meeting to order at 10:09 A.M.

#### **ROLL CALL**

##### **PRESENT:**

Chair - Kurt Yeager (joined at 10:24 A.M.)  
Vice Chair – Margaret “Marge” Barry  
Secretary – Steve Nozet  
Director - Tony Trocino  
Director – Bruce Morgan  
IWCC Representative – Dennis Coker

**ABSENT:** None

##### **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 Director Steve Nozet and a 2<sup>nd</sup> by Director Tony Trocino to approve the agenda for the August 15, 2025. Motion carried 4/0.*

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

No attendees. No comments.

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

- a. Minutes; June 12, 2025
- b. Financials; July 2025

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

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

- a. July 2025 Security Report

Director of Security (DOS) Paul Stotesbury presented the July 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 from the committee. The focus will remain on preparing an RFP for security services, including access systems and software.

*No action was taken the item is informational.*

**8. NEW BUSINESS**

a. Street re-striping

Tabled. District Manager will need to rebid due to cost and lack of proposals.

b. Road Rehab Project Recommendation

The District Manager presented to the Board options based on budgeted capital expenditure allotted for FY 2025/26. The Board agreed to start an RFP on the recommended streets found in the Pavement Management Plan and not to exceed the budgeted capital expenditure of \$212,000.00 for FY 2025/26.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Director Bruce Morgan to approve an amount not to exceed \$212,000.00 capital expenditure plan. Motion carried 6/0.*

c. Emergency Access Preemption System (EAPS)

The FAMD was notified by the City of Indian Wells that the City Council passed an ordinance to mandate the installation of EAPS at all gated communities. The City also notified each gated community that a \$500.00 rebate will be issued once the project is completed and the proper documentation is returned. The Board gave the District Manager direction to move forward with a proposal to have the system installed at both entrances.

d. Emergency Access Gates

Director Trocino requested a discussion regarding the emergency access gates that are located throughout the community along the north wall of the community. These gates are only opened in an extreme emergency for emergency personal to access communities within the Indian Wells Country Club. In the past it has been determined that the gates are the responsibility of the individual HOA's that the gates border. In recent communication with an HOA management company, they had history and a document stating that the FAMD would be responsible for replacement of the gates and the maintenance would be the responsibility of each HOA. The District Manager cannot locate a recorded document stating the information presented. The Board would like to have more research done before a decision is made on the responsible party. The city has been notified and will update the FAMD when information is available.

e. Fountain Filter Tank

The District Manager presented a proposal from Supreme Pool Service, contracted vendor for fountain cleaning, to repair the filter tank and replace main drain covers at the Club Drive fountain.

*A motion was made by Chair Kurt Yeager and a 2<sup>nd</sup> by Director Tony Trocino to approve an amount not to exceed \$3,362.00 in repairs as stated in the proposal. Motion carried 6/0.*

f. 2025/26 Contracts

i. Pest Control

The District Manager reached out to multiple vendors for a monthly pest control service. The Board reviewed the proposals and the recommendation from the District Manager is to award a 5-year contract to Frazier Pest Control for an amount not to exceed \$7,500.00.

*A motion was made by Director Bruce Morgan and a 2<sup>nd</sup> by Director Steve Nozet to approve a 5-year contract with Frazier Pest Control for an amount not to exceed \$7,500.00 for pest control services. Motion carried 6/0.*

ii. HVAC Services –Desert Air Conditioning

The District Manager reached out to multiple vendors for a HVAC services. The Board reviewed the proposals and the recommendation from the District Manager is to award a 5-year contract to Desert Air for an amount not to exceed \$10,000.00.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Director Bruce Morgan to approve a 5-year contract with Desert Air for an amount not to exceed \$10,000.00 for HVAC maintenance services. Motion carried 6/0.*

iii. Security Gate Maintenance

The District Manager reached out to multiple vendors for a Security Gate Maintenance service. The Board reviewed the proposals and the recommendation from the District Manager is to award a 5-year contract to Empire Gate Automation for an amount not to exceed \$15,000.00.

*A motion was made by Director Steve Nozet and a 2<sup>nd</sup> by Director Tony Trocino to approve a 5-year contract with Empire Gate Automation for an amount not to exceed \$15,000.00 for security gates maintenance and repair services. Motion carried 6/0.*

iv. Transponder

The District Manager has researched vendors to purchase gate access transponder. Big Sky Gate Keeper is a local vendor that can provided the transponders at a much faster turn around and a competitive cost. The Board reviewed the information provided and the recommendation from the District Manager is to award a 5-year contract to Big Sky Gate Keeper for an amount not to exceed \$30,000.00 to purchase RFID transponder tags.

*A motion was made by Director Bruce Morgan and a 2<sup>nd</sup> by Chair Kurt Yeager to approve a 5-year contract with Big Sky Gate Keeper to purchase RFID transponders for an amount not to exceed \$30,000.00. Motion carried 6/0.*

v. Desert Resort Management Contract – Extra Clause

The Board reviewed the Desert Resort Management contract specifically *Compensation* section 3(d). The contract is currently written to allow for cost and expenses not to exceed \$10,000.00. The general purchase and needs of the FAMD have exceeded this perimeter.

*A motion was made by Director Bruce Morgan and a 2nd by Vice Chair Marge Barry to amend section 3(d) for the Desert Resort Management contract to allow for an amount not to exceed \$30,000.00 in cost and expenses. Motion carried 6/0.*

**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 further business, the meeting was adjourned by Vice Chair Marge Barry at 11:19 A.M.

Respectfully Submitted, Scott Matas, District Manager

*Stephen Nozet*

Attested to: \_\_\_\_\_ Date: 4/10/2026

*Steve Nozet, FAMD Secretary*