



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

BOARD OF DIRECTORS MEETING

MINUTES

November 13, 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),
Dina Purvis (City of Indian Wells, Public Works Director),
Paul Stotesbury (Allied Universal, (DOS) Director of Security),
Michael Nelson (Allied Universal, (DOS) Account Manager)

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 November 13, 2025. Motion carried 5/0.

4. PUBLIC COMMENTS

One (1) resident attended the meeting and made comment on fire lanes and fire hydrate striping.

5. CONSENT CALENDAR

- a. Minutes; October 9, 2025
- b. Financials; October 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. October 2025 Security Report

Director of Security (DOS) Paul Stotesbury presented the October 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 Update

The committee gave an update to the Board of Directors on the progress of the draft RFP. The Committee made final recommendation on the RFP and recommended to release as soon as possible to meet the suggested timelines.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Bruce Morgan to approve the Security Services Request for Proposal and to release it as soon as possible. Motion carried 5/0.

8. NEW BUSINESS

a. Security Camera Upgrade

The Board was provided a proposal from Associa/ Desert Resort Management Security Camera Maintenance to upgrade and replace security camera equipment.

A motion was made by Vice Chair Marge Barry and a 2nd by Director Bruce Morgan to approve the upgrade to the security camera system for an amount not to exceed \$10,000.00. The cost of the project will be charged to the building and maintenance acct# 2098601 5444000. Motion carried 5/0.

b. Fountain Repairs

The Board of Director reviewed a proposal for the replacement of a circulation pump and tile cleaning & acid washing for both fountains for an amount not to exceed \$7,555.00.

A motion was made by Director Steve Nozet and a 2nd by Director Tony Trocino to approve a circulation pump replacement and tile cleaning & acid washing of both fountains for an amount not to exceed \$7,555.00. The cost of the project will be charged to the building and maintenance acct# 2098601 5444000. Motion carried 5/0.

c. Security Gate Repairs

Entrance Gates

The District Manager announced to the Board of Directors that the security gate vendor turns down the contract with the FAMD to provide security gate maintenance services. The District Manager will start the search for a new vendor.

Emergency Access Gates

Chair Kurt Yeager reported that he was able to review records back to 2015 regarding emergency security gate maintenance and repair responsibilities. His research showed that the FAMD has discussed this issue multiple times and, at no point, was the FAMD responsible for gate replacement. Past practices, notes, and meeting minutes indicate that the responsibility for providing access through the gates lies with FAMD Security, while maintenance has historically been deferred to the HOAs where the gates are located.

A Motion was made by Steve Nozet and a 2nd by Director Bruce Morgan to seek a formal opinion from the City Attorney and to appoint a subcommittee consisting of Marge Barry and Kurt Yeager. Motion carried 5/0.

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding striping, road project RFP, election, and no parking striping.

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 December 11, 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 11:17 A.M.

Respectfully Submitted, Scott Matas, District Manager

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