



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 11, 2026**

1. CALL TO ORDER

Chair Kurt Yeager called meeting to order at 10:04 A.M.

ROLL CALL

PRESENT: Chair - Kurt Yeager

ABSENT: Vice Chair – Bruce Morgan
Secretary – Steve Nozet
Director Mark Butier
Director - Tony Trocino
IWCC Representative – Dennis Coker

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),

Due to a lack of quorum the Chair adjourned the meeting to June 18, 2026.

2. ADJOURNMENT

Adjourned by Chair Kurt Yeager at 10:05 A.M.

MINUTES **June 18, 2026** **Via Zoom**

1. CALL TO ORDER

Chair Kurt Yeager called meeting to order at 10:35 A.M.

ROLL CALL

PRESENT: Chair - Kurt Yeager
Vice Chair – Bruce Morgan
Director Mark Butier
Director - Tony Trocino
IWCC Representative – Dennis Coker – Arrived at 10:48 am

ABSENT: Secretary – Steve Nozet

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),
Paul Stotesbury (Director of Security, Allied Universal),
Suzie Salazar (Branch Manager, Allied Universal)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE FINAL AGENDA

A motion was made by Vice Chair Bruce Morgan and a 2nd by Director Tony Trocino to approve the agenda for the June 18, 2026. Motion carried 4/0.

4. PUBLIC COMMENTS

No attendance.

5. CONSENT CALENDAR

- a. Minutes; May 14, 2026
- b. Financials; May 2026

A motion was made by Director Mark Butier and a 2nd by Vice Chair Bruce Morgan to approve the Consent Calendar. Motion carried 4/0.

6. SECURITY REPORT

- a. June 2026 Security Report

Director of Security (DOS) Paul Stotesbury submitted a written report.

7. OLD BUSINESS

- a. Landscape Committee Report

Director Nozet was unable to attend the meeting and requested that the District Manager provide an update on project progress.

The Committee met several times with the landscaping vendor to review and identify areas of concern. As a result of those discussions, multiple locations have been targeted for improvement. Planned enhancements include downsizing plant material, refreshing gravel surfaces, and improving the overall trimming and maintenance of landscaping to achieve a more manicured appearance.

In addition, the Committee met with the fountain contractor to assess issues affecting both fountains. The estimated cost for necessary repairs and improvements exceeds \$35,000. Based on this estimate, the District Manager advised that the project would need to go through a formal bidding process.

The Board directed staff to proceed with developing and presenting a comprehensive outline of projects along with corresponding proposals for consideration at a future meeting.

8. NEW BUSINESS

- a. Landscaping Proposals

As stated in the landscaping committee report multiple areas have been identified for improvements. The Board reviewed multiple proposals.

A motion was made by Director Tony Trocino and a 2nd by Director Dennis Coker to approve the proposals as presented for an amount not to exceed \$32,888.00. Motion carried 5/0.

b. Fountain Work and Proposal

Tabled until multiple proposals can be presented.

c. Contract Policy

The District Manager proposed the adoption of a policy requiring a second signature on all contracts to enhance oversight and accountability in contract execution.

Following discussion, the Board directed the District Manager to draft a formal policy for consideration. The proposed policy will require that the Chair serve as the primary co-signer alongside the District Manager on all contracts. In the event the Chair is unavailable, a member of the Executive Committee—specifically the Vice Chair or Secretary—will serve as the alternate co-signer.

d. 2026/27 Contracts

The Board reviewed the following contracts:

i. Whisk Cleaning

The Contract is to amend the name of the company as the former company was sold to Whisk Cleaning.

A motion was made by Vice Chair Bruce Morgan and seconded by Director Dennis Coker to approve an amendment to the janitorial contract and accept the name change. The motion carried 5/0.

ii. Frazier Pest Control

The contract for pest control services was approved last year but not formalized during the city process.

A motion was made by Director Tony Trocino and seconded by Vice Chair Bruce Morgan to approve a contract for pest control services with Frazier Pest Control. The motion carried 5/0.

iii. Allied Universal Protection

The contract for security services was approved in March. The formal contract has been reviewed and approved by the contractor.

A motion was made by Director Mark Butier and seconded by Vice Chair Bruce Morgan to approve a 5-year contract with Allied Universal Protection for security services. The motion carried 5/0.

iv. Desert Fire Extinguisher – Sole Sourced due to contract being less than \$5,000.00

v. Associa OnCall – General Maintenance – Exercise 2-year option

vi. Associa OnCall – Lighting Maintenance – Sole Sourced due to contract being less than \$5,000.00

The Board reviewed the contracts.

A motion was made by Director Tony Trocino and seconded by Director Mark Butier to approve contracts with Desert Fire Extinguisher and Associa OnCall – Lighting Maintenance and to exercise the 2-year option with Associa OnCall for general maintenance services. The motion carried 5/0.

- vii. Supreme Pool – Due to the contract exceeding limits the service will go out for bid.
- viii. Empire Gate Automation
The contract for gate repair and maintenance services was approved in January but not formalized during the city process.

A motion was made by Director Tony Trocino and seconded by Director Mark Butier to approve contracts with Empire Gate Automation for gate repair and maintenance services. The motion carried 5/0.

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding road projects, striping, and bridge engineering RFP. The Board gave direction to not bid the bridge as a structural report but to find an expert in cosmetic repairs and to see if as built plans are available through the city. Director Mark Butier will review the plans and report back on his findings.

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 June 111, 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 11:38 A.M.

Respectfully Submitted, Scott Matas, District Manager

Signed by: Steve Nozet
Attested to: Steve Nozet, FAMD Secretary Date: 10/15/2026