



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

**BOARD OF DIRECTORS MEETING MINUTES**

**March 9, 2023**

**1. CALL TO ORDER**

Chairman Bonafide called meeting to order at 10:06 A.M.

**ROLL CALL**

PRESENT: Chairman Larry Bonafide  
Vice Chair Margaret “Marge” Barry  
Secretary Charlie Jones  
Director Tony Trocino  
Director Kurt Yeager

ABSENT: IWCC Rep Dennis Coker

ALSO, PRESENT: District Manager (DM) Scott Matas (Desert Resort Management/ Associa),  
Jennifer Aguilar (City of Indian Wells, Public Works Administrative Assistant)  
Paul Stotesbury (Allied Universal, (DOS) Director of Security),  
Mark Dodge (Desert Resort Management/ Associa, President & CEO)

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF THE FINAL AGENDA**

*A motion was made by Director Tony Trocino and a 2<sup>nd</sup> by Vice Chair Marge Barry to approve the agenda for the March 9, 2023 FAMD board meeting. Motion carried 5/0.*

**4. PUBLIC COMMENTS – No Comments**

**5. CONSENT CALENDAR**

- a. Minutes; February 9, 2023
- b. Financials; February 2023

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

**6. SECURITY REPORT**

- a. February 2023 Security Report  
DOS Stotesbury updated the Board of Directors and answered questions.

## 7. OLD BUSINESS

### a. IWCC Bridge Load Capacity Update

A demand letter was sent to the Indian Wells Country Club (see attachment)

### b. Subcommittee for District Management Services

The Board of Directors were updated that the Public Works Department has released the RFP with the following timeline:

TENTATIVE SCHEDULE	
RFP Published:	March 06, 2023
Questions from Proposers Due:	March 17, 2023
Questions and Answers Posted:	March 30, 2023
Proposals Due:	April 10, 2023
Review of Proposals:	April 13 – 27, 2023
Anticipated Contract Award:	June 8, 2023

### c. Front Entrance Desert Landscaping Project

The Board of Directors were updated on the progress. Conserve Landcare is waiting on the final approvals from the turf buy back program and will begin construction in the near future.

## 8. NEW BUSINESS

### a. Manitou Gate Arm

The Board of Directors reviewed a proposal to replace the residential entrance gate arms with LED lite gate arm at the Manitou and Club entrances.

*A motion was made by Director Tony Trocino and a 2<sup>nd</sup> by Director Charlie Jones to approve the LED gate arm proposal with AMS Connect for an amount not to exceed \$2,100.00 and for the finance department to pay the invoice with GL Account 2098601 565000. Motion carried 5/0.*

### b. Controlled Intersection – Sandpiper and Delgado Drive

The Board of Directors reviewed a request from a resident that the intersection of Sandpiper and Delgado be considered for a 4-way or 2-way stop. The community manager gave a update on the controlled and the uncontrolled intersections. The Chairman made comments in favor of the intersection being controlled. Director Yeager made comments in opposition due to the process.

*A motion was made by Chairman Larry Bonafide and a 2<sup>nd</sup> by Director Charlie Jones to approve the installation of a 4-way stop at Sandpiper and Delgado. After future discussion the motion was amended to a 2-way stop with Delgado being the controlled street and to approve the amount not to exceed \$2,500.00 with the installation of the stop signs and painting of the stop line and stop stencil. The board also approved the barrowing of funds from the professional services budget GL Account 2098601 531000. Motion carried 3/1/1 with Director Yeager voting no and Vice Chair Barry abstaining.*

**9. DISTRICT MANAGER REPORT**

District Manager gave an update on the Guard House Remodel, speed trailer camera reimbursement, LPR Cameras, light upgrades and replacements at the entrances and bridges, replacement of signs and the repairs of the manitou entrance gate arm.

**10. BOARD MEMBER COMMENTS**

Vice Chair Barry stated that she would like to explore signage that would state the guest would yield to residents when both entry lanes are occupied. The board gave the district manager the authority to bring back the item to the next meeting for a discussion.

**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 March 9, 2023 in person at the City of Indian Wells council chambers.

**12. ADJOURNMENT**

There being no more business, meeting was adjourned by Chair Bonafide at 11:12 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: Charlie Jones

Date: 04.16.2023

Charlie Jones, FAMD Secretary

March 7, 2023

**Mr. Dennis Coker**  
**General Manager**  
**Indian Wells Country Club**

**Subject: Access Bridge Permit Requirement**

Dear Mr. Coker:

The City of Indian Wells has concerns about the safety of the Indian Wells Country Club access bridge located on Club Drive, south of the intersection of Club Drive and Iroquois Drive. The City does not have a permit, as built plans, or structural information on file with information of the load bearing capacity of the bridge. Without this information, there is no credible evidence of the bridge's ability to safely carry passenger vehicles, delivery vehicles, or emergency apparatus.

The City has been notified by the Riverside County Fire Marshall's office that a report related to the bridge's condition, dated February 16, 2023, was submitted by the Country Club. The report from Walter P Moore, a structural engineering firm identifies the existing condition of the vehicle access bridge "... is currently exhibiting signs of deterioration and is considered to be in generally "Fair" condition overall with isolated elements in "Poor" or "Failed" condition.". According to the report, "Fair" in the report is defined to be "...in sound condition and performing its function." and the "Poor" or "Failed" condition seems to focus on the pedestrian walkways. This preliminary assessment of the condition of the bridge is helpful, there is no quantifiable value related to the load capacity of the bridge.

According to Cal Fire's West Desert Division Chief, Mike Beverlin, a fully loaded fire apparatus responding to an incident at the Indian Wells Country Club weighs in excess of 80,000 pounds. A typical passenger vehicle weighs approximately 4,500 pounds. This is significant load range for any structure and heightens the safety concerns of vehicles accessing the Country Club from Club Drive.

Considering the City's safety concerns about the load bearing capacity of the Indian Wells Country Club Bridge to the Country Club's members, guests, and emergency responders; and the lack of permitting and the rating of the bridge capacity from a licensed Structural Engineer, the City is compelled to impose the following requirements:

- 1) Provide the load bearing capacity, certified by a California licensed Structural Engineer no later than April 03, 2023
- 2) Enter into and complete the Building Permit process for the bridge as soon as practicable, but no later than August 07, 2023

If the City does not receive a certified load bearing capacity of this bridge by April 03, 2023, the City will take action to protect the membership, guests, and emergency responders up to, and including closure of the bridge.

Sincerely,

Ken Seumalo, P.E.  
Public Works Director