



# FFC Board Meeting Notes

## Meeting Minutes LOG

**October 20, 2016**

**Present:** Grover, Adam, Walt, Steve, Greg, Troy, Mike and Luis

**Not Present:** None

**Guests Present:** Mike Jones, President, Tricord Homes

**Meeting Start Time:** 8:00 PM

### Discussion Topics

#### **1. FFC Park Loan & Tricord Homes Easement**

- a. Update:** The FFC BOD President provided the BOD with an update on the situation regarding the ongoing claim by Infrastructure Solutions, LLC on owed amount by FFC. These costs, discussed in detail and recorded in the February 21, 2016 Meeting Minutes, account for FFC park project overrun costs and FFC's cost share for the turning lane into FFC Park.

Tricord homes is developing the area around FFC park's South side for residential use. An error in the original easement requires a modification to properly mark the boundaries and location of roads. This modification requires the acknowledgement and signatory consent of Infrastructure Solutions, LLC, as any changes or improvements to FFC Park's Loan require their consent as loan guarantor.

The FFC BOD President invited Mr. Mike Jones, Tricord Homes President, to provide an assessment of the situation and communicate impacts of not updating the easements as recorded with Spotsylvania County. From Tricord's viewpoint, not updating the easement jeopardizes their project and will force them to reroute sewer lines and boundaries. This impacts the park in that the fields will have to be excavated to redirect all the lines, as outlined and recorded in existing easement. Their timing on this is urgent, as their developer wants to start construction of model homes and lots for sale before spring's 2017 target market.

Infrastructure Solutions, LLC and FFC lawyers have held meetings to rectify the situation and have agreed in principle on a new Deed of Trust for the roughly \$357,000 owed by FFC. The FFC BOD has been attempting to rectify this situation since July 2015 and is in consent on the need to pay these additional charges.

The FFC BOD understands the gravity of the situation and is working diligently to bring this matter to resolution to get the FFC Park Loan modified and the easements updated without any impacts to the fields or our 2016-2017 season. The FFC BOD discussed all options available to rectify the situation and came away with two possible outcomes:

Option 1- Accept terms negotiated by both lawyers for new Deed of Trust and request a deferment of 1<sup>st</sup> payment till July1, 2017 to keep 2016-2017 programs intact.

Option 2- accept terms negotiated by both lawyers for Deed as presented. 2016-2017 programs could be affected, as FFC does not have the financial solvency to account for these new charges, prior to the 2017-2018 season budget being formulated.

The FFC BOD voted on these options as depicted below:

VOTE: Steve motioned and Troy seconded to have our lawyers and potentially FFC BOD President, present Option 1 as our preferred option to Infrastructure Solutions, LLC.

All present voted YES

The BOD agreed that if Infrastructure Solutions, LLC rejects our proposal and by default, we have to accept Option 2, the BOD will reconvene immediately to assess changes required.

It is worth noting the BOD has no other recourse, as inaction will result in major impacts to our club and could jeopardize future programming.

## 2. FFC BOD September Meeting

- a. The FFC BOD discussed the final draft of the FFC BOD September Meeting Minutes.

VOTE: Troy motioned and Mike seconded to approve minutes and release them for distribution.

All present voted YES

## 3. 2017 Elections

- a. **Discussion:** The FFC BOD President opened discussions on the 2017 elections. Per FFC's bylaws, starting with 2017, the FFC BOD will be comprised of 7 members: President, Vice President, Secretary, Two (2) Boys Team Representatives, and Two (2) Girls Team Representatives. The current BOD is made of 8 members: President, Vice President, Secretary, Two (2) Boys Team Representatives, Two (2) Girls Team Representatives and one (1) at-large member. For the 2017 elections, the BOD will have two openings: Vice President One (1) Girls team Representative. The slate will be as follows:

President- Grover Gibson (2018 Elections)

Vice President- **Vacant** (2017 Elections)

Secretary- Luis ColonCastro (2019 Elections)

Boys Team Representative- Troy Pugh (2018 Elections)

Boys Team Representative- Greg Sheer (2018 Elections)

Girls Team Representative- Walt Duke (2018 Elections)

Girls Team Representative- **Vacant** (2017 Elections)

Since the Vice President position is up for reelection, per Article 8, (3) of the FFC Bylaws, the FFC BOD President asked the FFC BOD Secretary to chair the Nominating Committee, and appointed Troy Pugh and Walt Duke to the Nominating Committee. The Nominating Committee will appoint a non-BOD member as well, per the bylaws to be part of the Nominating Committee. The BOD voted unanimously to approve the Nominating Committee.

#### **4. Disciplinary Matters**

- a. Discussion:** The FFC BOD President opened discussions on FFC disciplinary issues across all programs. The BOD had an opportunity to review and discuss these matters and provided feedback on resolution.

The Meeting adjourned at 10:23pm.

**Board Minutes Approval:** December 19, 2016