

**TIMBERLANE NEIGHBORHOOD  
IMPROVEMENT & BEAUTIFICATION DISTRICT**

**MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF  
COMMISSIONERS**

**January 15, 2026, 6:30 PM**

**Conducted at Café Hope, Gretna, LA**

**MEETING CALLED TO ORDER (6:33 PM)**

Roll call: Vice Chairman Ann Berthelot, Commissioner John Firestone, and Commissioner Jan Langford, all present. Chairman Jon McGill and Commissioner Louis Vaughn, absent. Quorum was present. Panelist: Donny Darville. Attendees: One attendee present.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular December 18, 2025, TNIBD Meeting**

MOVER:	Berthelot
SECONDER:	Firestone
ACTION:	APPROVE DRAFT MINUTES
VOTE:	3-0
YEAS:	Berthelot, Firestone, Langford
NAYS:	None
ABSENT:	McGill, Vaughn

**2. Golf Course Update**

Donnie Darville provided an update on the golf course, stating that conditions were the best they have ever been, specifically mentioning the fairways were in fantastic shape due to additional fertilizer and recovery from the drought. The overseed came in a bit thin, but that was what was desired. A few areas will be reseeded, but overall conditions were excellent. They are also making sure that the lakes are being sprayed out and edged, which involves mostly detail work.

The next major undertaking is to discuss plans for the cart paths to determine what needs to be done and how to pay for it.

Donny then reported on two upcoming projects: building a practice putting green left of the new #1 tee box, which has been approved, and the creek project involving a dry bed creek in the low area on former hole #12 (now hole #7), which was scheduled to start this week.

**3. Century Update**

Donny Darville continued with the KPI update. Donny reminded everyone that last year saw an accounting anomaly that occurs once every six or seven years: December 2024 was a 6-week period. For this reason, comparisons of December 2024 and December 2025 must be approached with that in mind. Even so, December 2025, even with one week less during the accounting period and more bad weather days, was a fantastic month and did outperform December of 2024. Average daily fee per round was \$56.41, almost an all-time high. In number of rounds, revenue,

and even enrollments (with two new non-membership enrollments), December 2025 was outstanding.

Non-resident golf memberships have reached a total of 112, an increase of 18 memberships (19 percent) over last year. GolfVantage memberships are no longer being sold, but revenue is still coming in from existing memberships grandfathered in. In addition, six range passes (\$99 each) and one players' pass (\$249) were sold in December. There was some attrition of passes not renewed, but not more than expected; pass holders currently number 63. Total revenues exceeded budget by \$25,000. Operating expenses were just over budget, but GOP profits were \$20,000 better than budget. Year to date, TGR is beating budget by over \$121,000. Donny expressed optimism that this is shaping up to be our best financial year.

Donny then proceeded to provide a summary of what was discussed in the December strategy meeting. The focus is what we want to accomplish in the next four years, both in finances and in course improvements. The goal has always been to make TGR "net zero"—that is, able to function without the tax money. In the last couple of fiscal years, the gross operating profits have fallen short of that long-term goal by about \$325,000 to \$350,000. Since 2020, we have continued to increase revenues to invest in golf course improvements, aesthetics, operational improvements (e.g., better carts with GPS), and better service. Donny stated that with all the improvements that have already been made, we have reached a point where we can stabilize our cost increases for course operations, such that we will need to address only inflationary increases and, in some cases, strategic measures to increase revenues. For example, we have a new fleet of golf course equipment, so that is established for the next four to five years. The opportunity now is to determine how to increase revenues while our expenses have flatlined and thus help reach that goal of "net zero."

One measure being implemented to increase revenues is to decrease the intervals between tee times and thus increase the available number of tee times; this would open up 20 percent more tee times during peak hours, leading to a potential revenue increase of \$100,000 or more. That change was made during the holiday season, and December's numbers show that the results are already apparent.

A concern regarding this change is a possible shortage in carts. To address the shortage, Donny stated that there is a proposal to lease 10 more carts, at a cost of \$150 per cart per month. He stated that Richie stated we do have the room for them. Besides accommodating increased regular play, an increase in the number of carts will allow us to book larger golf tournaments and, in turn, increase tournament revenue.

Donny also mentioned ongoing strategies focused on operational excellence and improving marketing efforts. A significant development is that the new website is now live, which Darville described as looking "great" and making a "huge difference" in the course's image. He thanked Jeffrey Haupt for his help in providing the excellent photos for the website.

In response to a question from Commissioner Berthelot, Donny stated that they are in discussions with Yamaha about negotiating the cost of leasing the new carts, to bring them more closely in line with the current cost of about \$100 per cart per month. Even so, the increase in revenues will significantly offset possible increases in cart rental costs.

#### **4. Treasurer Update**

Commissioner Berthelot presented the financial statements for November 2025.

**TGR:** There was 1 closed / bad weather day. Revenues: Revenues ended significantly **favorable** to budget and were positive in all categories except range, which may have been budgeted too high for the month. Tournament and daily play performed very well. Expenses: There was no property tax paid; however, this was budgeted for in this month. Golf Course Maintenance expense was low, as the pre-emerge spraying was not completed; \$9k will be accrued for, but there are still savings. Fertilizer was low to budget. There was a credit received for all of the downtime for TopTracer. We are **favorable** to budget in expenses. End result: After management and incentive fees, we are significantly **favorable** to budget for November.

**TNIBD:** Income: No 2024 assessment revenue payments or donations were recorded as income in November. Expenses: We are **above** budget for expenses; however, this is primarily due to depreciation. TNIBD Net Income ended **unfavorable** to budget primarily due to depreciation.

The overall Net Income for TGR and TNIBD is **favorable** to budget in November by \$37,402. The overall Net Income for TGR and TNIBD YTD is **unfavorable** to budget by -\$43,976.

After removing the accounting requirements of negative depreciation and positive income created by Café Hope improvements:

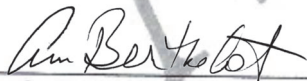
- The overall Net Income for TGR and TNIBD is **favorable** to budget in November by \$53,845.
- The overall Net Income for TGR and TNIBD YTD is **favorable** to budget by \$120,790.

Financial reports are subject to change based on our end-of-year review.

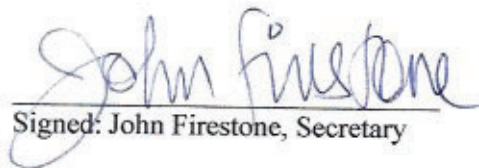
### 5. Adjourn the Meeting (7:03 PM)

Commissioner Firestone made a motion to adjourn.

MOVER:	Firestone
SECONDER:	Berthelot
ACTION	ADJOURN
VOTE:	3-0
YEAS:	Berthelot, Firestone, Langford
NAYS:	None
ABSENT:	McGill, Vaughn



Signed: Ann Berthelot, Vice Chairman



Signed: John Firestone, Secretary

Date approved: February 19, 2026