

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

June 17, 2021, 6:30 PM

Conducted at 1 Timberlane Drive and via Zoom

MEETING CALLED TO ORDER (6:32 PM)

Roll call: Chair Jon McGill: present, Ann Berthelot: present, Ronald Evans: present, John Firestone: present. Harry Stumpf: present (at 5 minutes into meeting). Quorum was present.

Panelists: Donny Darville. In-person attendees: four attendees. Zoom: one attendee.

AGENDA ITEMS

1. Approval of the minutes from the regular May 20, 2021 TNIBD meeting.

A. Approval of the minutes for the May 20, 2021 Regular Meeting.

MOVER: McGill

SECONDER: Evans

ACTION: APPROVE DRAFT MINUTES

VOTE: 4 (5) – 0

YEAS: Berthelot, Evans, Firestone, and McGill

NAYS: None

ABSTAIN: Stumpf (later voted Yea)

2. First Annual Commissioners' 9-hole Tournament and Ribbon Cutting Ceremony update

The date is set for Saturday, August 21st. This event was originally planned for last year, but it was cancelled by COVID19. We have confirmation from several members of our local political leadership. A 9-hole tournament is planned. It will be open to 100 – 120 golfers. Registration is open for the first month to TNIBD members only, then open to non-resident TGR members. There may be teams sponsored by the local officials also. The official ribbon-cutting is planned for late afternoon.

Commissioners Berthelot and Firestone are coordinating the After Party with Michelle and Café Hope. The Golf Tourney will be coordinated by Evans and McGill.

3. Century Update (Donny Darville)

KPI: (May) 35+ inches of rain in May! Unscheduled days closed due to weather is now being tracked. The numbers of rounds were flat compared to 2020, yet we did better financially because the spending per round increased from \$32 to \$39 per

round. Membership numbers are very good: 37 new Golf Vantage members (there are 150 current GV members), 7 new non-golf members, and 3 additional residents signed up.

Enrollment Membership Process: Century is strengthening the process to build a profile on each member. It will include contact info and picture. TGR will identify member interests. A team communication process will build from this. This will include a welcome letter to be sent to new members – in conjunction with TNIBD. There will be follow-up at 30 – 60 – 90 days. Michele will be attending seminars to improve our outreach to build memberships outside the neighborhood.

4. Greens Roller Purchase.

A. The Board has identified an opportunity to buy a second greens roller. The roller cost is listed at \$20,000 but will be available to TGR for \$12,000. The discussion centered around whether to purchase or lease. Available money has been identified in the budget to be able to pay cash. The Commissioners prefer to incur as little additional debt as they can.

B. Motion to purchase said greens roller rather than lease

MOVER: Stumpf

SECONDER: Evans

ACTION: PAY CASH FOR THE GREENS ROLLER

VOTE: 5 – 0

YEAS: Berthelot, Evans, Firestone, McGill, Stumpf

NAYS: None

ABSTAIN: None

5. Private Cart Insurance Requirements

The Board discussed the amount of liability insurance to require for private cart users. After reviewing pros and cons of range from \$100,000 to \$300,000, the Board agreed to require \$250,000. The full personal cart agreement will come before the Board for approval later. Century forwarded a sample contract for the Commission's review. Commissioner Stumpf is still reviewing parts of this. The Board tabled the draft until further review is completed. The Chairman anticipates the need to call a special meeting in early July. This cart agreement could be brought up then.

The only safe use of the cart paths that the Board can authorize is use of carts during golf play. It reminds the community the only authorized use of personal carts is during golf play. The Board realizes their limitations at being able to police these rules. It hopes the community will act in interest of their own safety.

The Board continues to look for safe ways for neighborhood members to enjoy the beautiful green space our golf course provides. As the Board continues to review peak golf usage, it may consider altering golf hours to expand non-golf recreational

use of the course. A balance needs to be struck between revenue and resident usage. It seems this is a common issue of golf courses in residential neighborhoods.

6. Café Hope

A. Motion to add a Café Hope update to the agenda.

MOVER: Evans
 SECONDER: Berthelot
 ACTION: ADD CAFE HOPE PRESENTATION TO THE AGENDA
 VOTE: 5 – 0
 YEAS: Berthelot, Evans, Firestone, McGill, Stumpf
 NAYS: None
 ABSTAIN: None

B. Status report from Luis Arocha

Restaurants have suffered greatly from the pandemic, as also have non-profits. Despite economic problems in the last year, Café Hope has put \$100,000 of improvements into the building. The next expenditures will be on the AC systems and the roof. Café Hope is working with Garrity & Accardo Architects to develop a capital plan.

Roof: It has been very difficult to get a company to take on the roof repair. One issue is the difficulty of the repair. An engineer reviewed the building and pool and felt it would be difficult to shore the building or pool. It was recommended not to add any more weight atop the pilings. Also, it seems many commercial roofers are still occupied in Lake Charles with repairs after Hurricanes Laura and Delta. Brady Garrity is talking to builders with whom their firm has relationships.

AC: Café Hope has already put \$5000 on maintenance over this summer. They have signed a monthly maintenance contract in hopes this will decrease some of their bills.

Pool Area: The pool is requiring lots of maintenance. A pool company estimated the cost of replacing the pool at \$500,000.

Business status: This has started to improve. Much of Café Hope's revenues comes from catering. Some smaller groups have started to meet again. Several weddings are booked over the next months. The restaurant is picking up (big thank you to the neighborhood). It is not back to pre-COVID business levels, but it is improving. There are plans to add music on Friday nights. They have purchased lights for the patio area and the entrance to the club. They hope soon to have funds for installation and operation of these lights.

Future: Jennifer Shea is sponsoring a fundraising event for Café Hope this weekend, "Drag Queen Bingo." Café Hope is scheduled to meet with several public officials and funding agencies over the next few weeks. They plan to conduct a capital campaign once they get a good estimate on the roof. They anticipate being able to

fulfill the terms of the lease if the Commission can give them time. They are dedicated to making things the way we all want them to be. The Board appreciates the perseverance of Luis and his staff in these difficult times.

7. Task List Discussion

The Chairman is waiting for two sorts of information from the Commissioners.

- a. The regular tasks of Commissioners – both the general tasks of all Board members and those regular repeating tasks attendant to their office within the Board.
- b. A list of the currently specially assigned tasks.

The Chairman will create an assignment sheet based on this information.

8. Treasurer Update.

Full financials are available for the month of April (the first month of FYE 2022). There is no income listed for TNIBD for this month because all those deposits belong to FYE 2021. TGR net income was comfortably above estimates. Total District income was comfortable above estimated.

MOS for May: it appears dues have doubled, but this is partly due to where the Golf Vantage revenues are now displayed. Revenues for May were above budgeted. Expenses are slightly below the estimates. Net income is comfortably above our budgeted.

9. Policies and Procedures.

These are waiting on input from the Commissioners.

10. Annual Report Update

One item we are lacking is photographs of the course – showing the improvements in the course. The transition from winter grass to summer has been complicated by weather. The greens are playing well but don't look their best. The Board will wait until the greens look as good as they did earlier to take photographs for the report.

The Chairman is waiting on input from the assigned Commissioners for the Golf Operations and Governance parts of the report. He and the Treasurer have begun work on the report's financial section.

11. TNIBD Table at Timberlane Together.

The TEIA is planning a series of events titled "Timberlane Together" as a substitute for "Night Out Against Crime." These safety-themed events will be timed so as not to

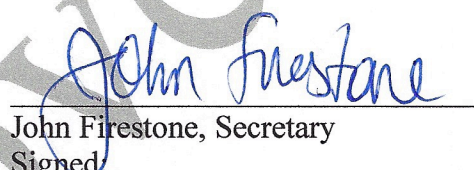
compete with the official Gretna "Night Out Against Crime." TNIBD has a booth at this year's event. As the Board is concerned about the residents' living safely in a golf course community, our booth will focus on golf course safety and awareness of golf play. Commissioners (Ann and John) will be available to answer residents' questions about the TNIBD.

12. Adjourn the meeting (8:17 PM)

MOVER:	McGill
SECONDER:	Stumpf.
ACTION:	ADJOURN
VOTE:	5 - 0
YEAS:	Berthelot, Evans, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None



 Harry Stumpf, Vice Chairman
 Signed:



 John Firestone, Secretary
 Signed:

Date: July 15, 2021

