

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**February 17, 2022, 6:30 PM**

**Conducted via Zoom**

**MEETING CALLED TO ORDER (6:35 PM)**

Roll call: Chair Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Harry Stumpf, present. Quorum was present. Panelists: Donny Darville, Luis Arocha. Zoom: No attendees.

**AGENDA ITEMS**

**1. Approval of the minutes from the regular January 20, 2022, TNIBD meeting**

MOVER: McGill  
SECONDER: Stumpf  
ACTION: APPROVE DRAFT MINUTES  
VOTE: 5 - 0  
YEAS: Berthelot, Firestone, Chauvin, McGill, Stumpf  
NAYS: None

**2. Hurricane Ida Impact / Update**

**a. Café Hope and Clubhouse.**

Luis Arocha provided an update. The renovation process is moving along. Luis will be meeting with the contractors who have offered bids next week. The kitchen plans, specifically the electrical, have been modified to allow for the installation of a generator for the refrigerator and freezer to avoid costly losses due to interruption of electrical service, as with a storm. The cost of the food loss from Hurricane Ida came to approximately \$27,000. Luis also indicated that they are looking into whether it will be possible to keep electricity going in the pump room during the construction so that the pumps can be operated and the pool can be opened. Even if so, only the pool and bathrooms out by the pool will be open for use; it will not be possible to allow access to the main building or provide any services. Renovations on the restrooms will begin next week so that users of the gym will have them available. Luis reported that Fitness Expo recommended that all the equipment be replaced; cost will be approximately \$96,000. Jon McGill emphasized that the pool should be opened only if doing so is safe and does not interfere with the construction.

**b. Golf Course—FEMA claim update.** Jon indicated that this is going to be a lengthy process, even though the TNIBD is the first entity that has completed its claims, according to the FEMA rep he has spoken with. The rep who formerly handled the Category A claim (debris) has disappeared, so a new rep will have to approve the claim. Yesterday Commissioner Gary Chauvin wrapped up the Category E (maintenance building and restrooms) submission. Regarding the issue of repair versus replace the building, the TNIBD agreed to allow FEMA engineers to establish a scope of work. Commissioner Chauvin pointed out FEMA's 50 percent rule, wherein

if the cost to repair the building is more than 50 percent of the replacement cost, then FEMA will consider replacement. He stated that he believes this will work in our favor, given the repair estimates we have received. Resolution of this issue therefore will likely be protracted, but payment for the other claims should be arriving sooner.

**c. Insurance coverage.** Jon stated that we are proceeding with the claim against the insurance company.

**3. Century update.** Donny Darville gave his report. Bad weather in January led to a 20 percent drop in number of rounds played, but the average daily price per round has increased to almost \$48, up from \$42 in January of last year. Revenues have exceeded budget, though only barely. In addition, tournament play is making up for some of the decline in rounds played. Donny added that the GolfVantage rate increase is going into effect (from \$34.95 to \$39.95). At the same time, they are added value; they have added a \$10 walking rate. The rate for new enrollees (after March 1) will be \$44.95. Palmer Advantage: In response to a query from Jon, Donny said that they will set about promoting it and educating the members about its benefits. Donny also indicated that they are working on their 2022 business plan, which will be presented to the TNIBD once completed, which he anticipates will be done after his trip here next week. Donny then gave an overview of the proposed Pitch & Putt program, a mini golf course to introduce golf to children, which will surround the proposed community garden. Donny stated that this is an added amenity to add value to all the memberships and will be completed in the current calendar year.

#### 4. Task List

Jon is working on the website instructions and posting of Century's Annual Report, which is awaiting the business plan portion. He stated he is also working on getting a discount for Dropbox based on nonprofit status, which would be substantial, at 30 percent. However, the question is whether the TNIBD could be considered a 501(c)(3) entity. Jon has provided the Dropbox representative with the documentation we have. Depending on the response, Commissioner Harry Stumpf may look into the issue. Harry will also work on the Code of Conduct to be posted. Secretary John Firestone will send an email reminding the Commissioners of the deadline to submit their required Personal Financial Disclosure.

#### 5. Treasurer Update

Treasurer Ann Berthelot presented the December financial statements. Noteworthy items follow. TGR revenues were over budget in all areas, and total income was over budget by \$18,167. Total expenses were under budget by \$4,823. Net income was over budget by \$23,883. TNIBD: general and administrative expenses were over budget by \$7,537 due to higher-than-expected legal and accounting fees. However, TGR and TNIBD overall are over budget by \$20,318. MOS: For January, with 12 rain days, we were \$426 better than budget.

#### 6. Amendment of the Budget for FYE 2022

On motion of Commissioner Stumpf and seconded by Commissioner McGill, the following resolution was offered:

A resolution to adopt an amendment to the 2022 original Adopted Budget of Timberlane Neighborhood Improvement and Beautification District ("District") for the fiscal year 2022 beginning April 1, 2021 and ending March 31, 2022.

WHEREAS, by resolution passed on May 20, 2021, the Board of Commissioners of the District approved and adopted the original Adopted Budget for fiscal year 2022 beginning April 1, 2021, and ending March 31, 2022

WHEREAS, an amendment to the original Adopted Budget for fiscal year 2022 is required due to increased revenue and desired due to increased expenditures in certain budget expense items in excess of 5% of the amount in the 2022 original Adopted Budget; and

WHEREAS, the Chairperson of the District, with the assistance of the Treasurer, prepared a budget amendment document for the original Adopted Budget for fiscal year 2022 beginning April 1, 2021 and ending March 31, 2022 complying with La R S 39 §1310, and

WHEREAS, the amended budget document was submitted to the Board of Commissioners of the District for review;

NOW, THEREFORE,

BE IT RESOLVED by the Board of Commissioners that the proposed amendment to the original Adopted Budget is hereby approved.

BE IT FURTHER RESOLVED that the amendment is hereby adopted and that the original Adopted Budget as amended for the fiscal year 2022 as set forth in the document marked Exhibit A titled TNIBD Adopted Budget as Amended for fiscal year 2022 attached hereto and incorporated herein is approved and adopted.

BE IT FURTHER RESOLVED that in all other respects the 2022 original Adopted Budget shall remain in full force and effect.

MOVER:	Stumpf
SECONDER:	McGill
ACTION:	ADOPT PROPOSED AMENDMENT TO FYE 2022 BUDGET
VOTE:	5 - 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None
ABSENT:	None

Amended budget FYE 2022 is appended following these minutes.

**7. FYE 2023 Budget Proposal**

Jon McGill presented the proposed budget for Fiscal Year Ending 2023. Noteworthy items:

- Budgeted amount for golf revenues is substantially higher, a 15 percent increase.  
Rationale: Even with 100 days of closures last year, we are finishing almost \$100,000 above the amount stated in last year's budget. In addition, we are increasing daily fees, increasing GolfVantage membership fees, and doing a membership drive. So, it is still a conservative number.
- TNIBD expenses: these are budgeted at almost \$100,000 higher; we intend to pay that amount toward the principal on the loan from Hollis Eddins, leading to a significant decrease in debt interest expenses.

- Budgeted amounts for accounting fees and administrative fees are increased.
- TGR expenses: payroll budget is increased by 20 percent to allow for raises to remain competitive with other golf courses and retain employees in this inflationary environment.
- Budget for golf course maintenance is increased slightly to allow for continuing improvements.


Jon noted that even with the improvements that have been made, the operating deficit has decreased by roughly \$100,000. He stated, as a reminder, that the ongoing goal of the Commission is to have golf be self-sustaining by the end of the 10-year tax assessment, a goal we are on our way to achieving. He also stated his belief that with the improvements being made, Café Hope revenue is likely to increase. He added that he wants the TNIBD to build a playground on the south side, with funds coming likely from a donation drive in the summer.

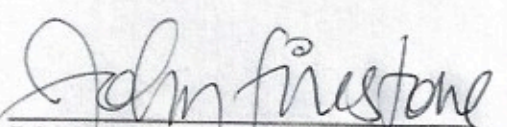
Motion made to approve the FYE 2023 budget proposal:

MOVER: McGill  
 SECONDER: Stumpf  
 ACTION: APPROVE FYE 2023 BUDGET PROPOSAL  
 VOTE: 5 - 0  
 YEAS: Berthelot, Chauvin, Firestone, McGill, and Stumpf  
 NAYS: None  
 ABSENT: None

**8. Adjourn the meeting (8:43 PM)**

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

  
 \_\_\_\_\_  
 Jon McGill, Chairman  
 Signed:

  
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 John Firestone, Secretary  
 Signed:

Date: March 17, 2022

**Timberlane Neighborhood Improvement and Beautification District  
Proposed AMENDMENT TO Budget for Fiscal Year Ending (FYE) 2022**

	ADOPTED FYE 2022	Proposed Changes	Proposed Amended Budget	% Change
Beginning Fund Balance	\$ 1,052,034.82	\$ 19,744.18	\$ 1,091,779.00	4%
<b>District Funding Sources:</b>				
Donations/Other	\$ -	\$ -	\$ -	
Interest	\$ 1,000.00	\$ 2,200.00	\$ 3,200.00	220%
District Assessment Receipts	\$ 1,015,950.00	\$ -	\$ 1,015,950.00	0%
<b>Total District Revenue</b>	\$ 1,016,950.00	\$ 2,200.00	\$ 1,019,150.00	0%
<b>TGR Revenues:</b>				
Golf Revenues	\$ 477,587.00	\$ 50,000.00	\$ 527,587.00	10%
Member Dues	\$ 146,100.00	\$ 36,000.00	\$ 182,100.00	25%
Other Golf Income	\$ -	\$ -	\$ -	
<b>Total TGR Revenue</b>	\$ 623,687.00	\$ 86,000.00	\$ 709,687.00	14%
<b>Total Revenues:</b>	\$ 1,640,637.00	\$ 98,200.00	\$ 1,728,837.00	5%
<b>TNIBD Expenditures:</b>				
Accounting Fees	\$ 8,000.00	\$ 1,500.00	\$ 9,500.00	19%
Administrative Fees	\$ 18,500.00	\$ -	\$ 18,500.00	0%
Audit	\$ 30,000.00	\$ (3,000.00)	\$ 27,000.00	-10%
Debt Interest Expense	\$ 63,876.00	\$ -	\$ 63,876.00	0%
Debt Principal Payments	\$ 59,753.00	\$ -	\$ 59,753.00	0%
Director's and Officer's Insurance	\$ 4,000.00	\$ -	\$ 4,000.00	0%
Golf Operations Management Fee (Century)	\$ 108,300.00	\$ -	\$ 108,300.00	0%
Election Expenses	\$ 6,000.00	\$ (5,500.00)	\$ 500.00	-92%
Legal Fees	\$ 10,000.00	\$ 15,000.00	\$ 25,000.00	150%
Clubhouse & Amenities Expenses to Café Hope	\$ 175,000.00	\$ -	\$ 175,000.00	0%
Property, Liability and Flood Insurance	\$ 25,000.00	\$ 3,200.00	\$ 28,200.00	13%
<b>Total TNIBD Expenses</b>	\$ 488,429.00	\$ 11,200.00	\$ 499,629.00	2%
<b>TGR Expenses:</b>				
Payroll Taxes and Benefits	\$ 479,472.00	\$ 10,000.00	\$ 489,472.00	2%
Golf Operations	\$ 143,788.00	\$ (10,000.00)	\$ 133,788.00	-7%
Golf Course Maintenance	\$ 379,254.00	\$ (12,000.00)	\$ 367,254.00	-3%
General and Administrative	\$ 51,976.00	\$ 3,000.00	\$ 54,976.00	6%
Property Tax	\$ 6,000.00	\$ -	\$ 6,000.00	0%
Utilities	\$ 2,161.00	\$ 3,000.00	\$ 5,161.00	240%
<b>Total TGR Expenses</b>	\$ 1,063,651.00	\$ (6,000.00)	\$ 1,057,651.00	-1%
<b>Total Expenses:</b>	\$ 1,558,080.00	\$ 5,200.00	\$ 1,563,280.00	0%
Capital Outlay	\$ 75,000.00	\$ 25,000.00	\$ 100,000.00	33%
<b>Total Expenditures</b>	\$ 1,633,080.00	\$ 30,200.00	\$ 1,663,280.00	2%
<b>Estimated Ending Balance</b>	\$ 1,059,591.82	\$ -	\$ 1,157,336.00	9%

\*Please Note: Depreciation Expense is not included in the above budget

minutes of February 17, 2022

JET.