

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**September 15, 2022, 6:30 PM**

**Conducted via Zoom**

**MEETING CALLED TO ORDER (6:36 PM)**

Roll call: Chair Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Harry Stumpf, present. Quorum was present. Panelist: Luis Arocha, Donny Darville. Zoom: 18 attendees.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular August 18, 2022, TNIBD Meeting**

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

**2. Hurricane Ida**

**a. Café Hope and Clubhouse Update.** Luis Arocha gave an update on the installation of the new roof. He met with the contractor, who indicated that they are waiting for delivery of the decking material and for a crane to remove the air conditioning units. Commissioner Chauvin stated that he may be able to access equipment that would be able to remove the air conditioning units; he and Luis will meet at the site to determine what may be possible.

The snack shop has been completely remodeled. Luis is meeting next week with the health department, and if they approve the kitchen, Café Hope expects to get their liquor license back so that they can resume sales of beer to the golfers.

Luis also stated that the old carpeting by the pool will be pulled up next week to allow for inspection of the cement sides of the pool. This is needed for preparation of the reports on the state of the pool.

Hayride: Luis stated he will inquire about whether special insurance is needed to cover the event. Commissioner McGill indicated that it's the golf course insurance rather than Café Hope's insurance that is applicable. Assuming that additional coverage, if needed, is affordable, planning for the hayride will proceed.

Wine-ding: Heather Grant indicated that there isn't enough time to set up the event for November, given the complexities of getting participation from the homeowners, so she is planning to move it to next March. Commissioner McGill indicated to Luis that if Café Hope wants to organize a similar event for the fall, that would be a great idea. Luis and Heather agreed

to discuss the possibilities of putting on a November event located solely on Café Hope/TGR property.

**b. Golf Course—FEMA Claim Update.** Commissioner McGill reminded everyone that FEMA had asked the District to withdraw our claim for rebuilding the equipment building, given their oral denial, but that he requested an official denial in writing because that will give us the option to appeal. As FEMA proceeded to do so, their system flagged it. Now they have an independent party reviewing the claim, so something may come of that. Commissioner McGill acknowledged concerns from members that the building is an eyesore and is posing problems for the equipment. However, the insurance money is not enough to repair it, so the District is awaiting the final word on whether FEMA will be providing funds for a new building. If FEMA ultimately denies the claim, there are other options that the District will explore.

### 3. Treasurer Report

Treasurer Ann Berthelot presented the July financial statements. Noteworthy items follow. TGR: In July there were 14 days of rain. Total income was over budget by \$12,107; expenses were under budget by \$5,545. Cart department expenses were elevated due to salary and wages, given that employees are working at both the golf shop and cart department; golf shop wages were under budget. Net income was favorable to budget by \$14,849. TNIBD: Interest earned was \$1,551, a bit better than budgeted. Net income was favorable to budget by \$2,094. Net income for TNIBD and TGR is over budget by \$16,943.

MOS for August: There were 12 days of rain. Tournament income was over budget by \$2,323; however, total golf revenues were under budget by \$6,074 due to the number of days of unfavorable weather. Merchandise sales were also relatively low. Expenses were under budget in most areas, and overall by \$8,424. Total payroll was under budget by \$1,308. She noted that the payroll numbers for the pro shop and cart department reflect a crossover between the two departments. Total: after management and incentive fees, we are favorable to budget by \$1,801 for August. Financial reports are subject to change based on our end-of-year review.

### 4. Century Update

Donny Darville provided an update. August KPI: Bad weather was a factor; rounds were down 14 percent over the prior year. However, trends for daily fee average (currently about \$51) continued to improve. Membership sales were slow, which is typical for August, particularly given the number of rain days. GolfVantage membership is trending well, with five new memberships. Year to date, membership totals are holding on; they are meeting the GolfVantage membership goal of 150 to 160. Even with the shortfall in revenues for August, they are still ahead on year-to-date gross revenues by \$58,950.

Golf course conditions: Century staff are continuing to address the greens. They are expecting two pallets of sod prior to overseeding, which they intend to do in 30 days. Donny said that they expect to start seeing further improvements shortly. He also reported that senior agronomist came for a site visit to gather information for preparing the long-term plan for course improvements, expected by November 1. The plan will also outline stages of implementation. Irrigation is a key component.

Donny also noted that Century has purchased another golf club in Atlanta.

In response to a question from Commissioner Berthelot, Donny stated that there is a treatment plan in place for the water hazards. It has been budgeted for. Commissioner Berthelot stated that



the pond behind her home is unsightly, with some overgrown areas. Commissioner McGill asked her to check with Richie Tomblin to make sure that the problem is resolved.

#### **5. Task List Items**

Commissioner McGill reminded the commissioners to continue monitoring their task lists.

#### **6. Cooperative Endeavor Agreement with Jefferson Parish—Ratification**

Jefferson Parish, through a program it has instituted, joins with other political subdivisions to help fund programs that benefit residents of Jefferson Parish as a whole and contribute to recreation, parks, and other efforts of that nature. In this case, the Parish has passed a resolution of its own to set up a fund to provide up to \$20,000 toward the repair of the driving range bridge. The Parish has approved and funded the Cooperative Endeavor Agreement (CEA), and now they require a resolution from the District to accept and approve the CEA. To that end,

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

#### **RESOLUTION**

A resolution approving a Cooperative Endeavor Agreement between the Timberlane Neighborhood Improvement and Beautification District and the Parish of Jefferson to provide funding not to exceed Twenty Thousand Dollars (\$20,000) toward the repair of the pedestrian bridge at the Timberlane Golf and Recreation Facility to continue providing recreational opportunities to the citizens of Jefferson Parish.

**WHEREAS**, Art. VII, Sec. 14(C) of the Louisiana Constitution of 1974 provides that for a public purpose, the State and its political divisions may engage in cooperative endeavors with each other, with the United States or its agencies, or with any public or private organization, corporation, or individuals; and

**WHEREAS**, the Parish of Jefferson (“PARISH”) is a constitutionally and statutorily created local political body of the State of Louisiana with the constitutional and statutory authority to contract, including entering into Cooperative Endeavor agreements; and

**WHEREAS**, the Timberlane Neighborhood Improvement and Beautification District, Parish of Jefferson, State of Louisiana (“DISTRICT”) is a constitutionally and statutorily created local political body of the State of Louisiana with the constitutional and statutory authority to contract, including entering into Cooperative Endeavor agreements; and

**WHEREAS**, PARISH and DISRICT are authorized to enter into this Cooperative Endeavor Agreement pursuant to La. R. S. 33:1324 which permits any parish, municipality or political subdivision of the state, or any combination thereof, to make agreements between or among themselves for activities concerning recreational and educational facilities; and

**WHEREAS**, pursuant to Ordinance No. 25712, adopted on December 5, 2018, the Jefferson Parish Council created the DISTRICT for the purpose of promoting and encouraging the improvement, beautification, and overall betterment of Timberlane in order to add to the quality

of life of the residents thereof by maintaining property values, increasing the tax base, fostering economic growth and providing for recreational activities; and

**WHEREAS**, the DISTRICT owns and operates the Timberlane Golf and Recreation facility that offers a golf course and other recreational activities, and access to the facility is open to the public; and

**WHEREAS**, a pedestrian bridge at Timberlane Golf and Recreation facility that crosses over the Weyerauch Canal needs repairs; and

**WHEREAS**, PARISH is authorized by Charter, Article 1, Section 1.01(15) to provide recreational and cultural programs and related services to all citizens of Jefferson Parish; and

**WHEREAS**, the public purpose of the Project is described as to provide recreational activities for the citizens of Jefferson Parish; and

**WHEREAS**, Parish has a reasonable expectation of receiving a benefit or value of access to recreational activities for its citizens which is at least equivalent to the Twenty Thousand Dollars (\$20,000) provided for in this Agreement; and

**WHEREAS**, the transfer or expenditure of public funds or property is not a gratuitous donation; and

**WHEREAS**, the citizens of Jefferson Parish will benefit from the efforts of these parties working together; and

**WHEREAS**, DISTRICT desires to cooperate with PARISH in the implementation of the project as hereinafter provided.

**NOW, THEREFORE, BE IT RESOLVED** by the Timberlane Neighborhood and Beautification District Board of Commissioners acting as the governing authority of said District:

**SECTION 1.** That the Cooperative Endeavor Agreement between the Timberlane Neighborhood and Beautification District and the Parish of Jefferson to provide funding not to exceed Twenty Thousand Dollars (\$20,000) towards the repair of the pedestrian bridge at the Timberlane Golf and Recreation facility to continue providing recreational opportunities to the citizens of Jefferson Parish, is hereby approved.

**SECTION 2.** That the Chairman of the Timberlane Neighborhood and Beautification District Board of Commissioners, or in his absence the Vice-Chairman, is hereby authorized to sign any and all documents necessary to give full force and effect to this resolution.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

MOVER:	Stumpf
SECONDER:	McGill
ACTION:	APPROVE COOPERATIVE ENDEAVOR AGREEMENT WITH JEFFERSON PARISH
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Stumpf
NAYS:	None



ABSENT: None  
 ABSTAINING None

This resolution was declared to be adopted on this the 15<sup>th</sup> day of September 2022.

**7. Reminder about Upcoming Election**

Commissioner McGill indicated that the call for candidates and qualifying form are on the website. Commissioner Firestone noted that today he replaced the yard signs showing the incorrect election date with the correct signs.

**8. Questions from Attendees**

Volker Seifert asked who is responsible for trimming trees lining the streets of the neighborhood. Commissioner McGill responded that the City of Gretna is responsible, but that this issue is under the purview of the TEIA (homeowners' association), not the TNIBD.

**8. Adjourn the Meeting (7:37 PM)**

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

  
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 John McGill, Chairman  
 Signed:

  
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 John Firestone, Secretary  
 Signed:

Date approved: October 20, 2022