

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

**January 19, 2023, 6:30 PM**

**Conducted via Zoom**

**MEETING CALLED TO ORDER (6:40 PM)**

Roll call: Chair Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelists: Luis Arocha, Donny Darville. Zoom: One attendee.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular December 15, 2022, TNIBD Meeting**

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

**2. Century Update**

Donny Darville provided an update. KPI: December was a five-week period. Rounds were down 18 percent compared to prior year, which is in line with national trends. Average daily fee round is up to about \$48 for December, up from \$45 in December 2022. Year to date (April through December, per Century's fiscal year), there were 71 bad weather days; though significant, this reflects an improvement over the previous year (over 100 days of rain). Number of rounds is almost 15,000 year to date. These numbers all reflect non-TNIBD members. Concerns continue about membership, though golf course conditions are not a factor; rather, it's the overall economy and inflation that are having an effect. One non-resident has joined, and there are four new GolfVantage memberships. The audit with GolfVantage has corrected the lag in head counts; new software should prevent such problems in the future. Non-resident GolfVantage memberships are currently 108.

Chairman McGill requested that Donny Darville compile a KPI showing the overall progress of TGR from the time of Century's first KPIs in various categories, year by year. Jon explained that this will help the property owners see how their tax assessment has been spent. He pointed out that average property values have gone up about \$60,000 per home, compared to less than the \$10,000 property owners have paid in tax assessments so far. Donny added that these numbers tell a story, year over year; we started with 500 members and are now at 800. Discussion followed about the possibility of adding expenses to the KPI report. Chairman McGill commented that this would show the reinvestment of additional revenues into golf course improvements. Commissioner Russell added that if possible, it would be helpful to include a narrative as well as the data; Chairman McGill commented that although narratives don't appear



on this report, they are on the Treasurer's MOS reports. Donny added that he does provide a narrative orally at the meetings, though not in written form. Commissioner Firestone added that he captures the narrative in the minutes, but a written narrative would be helpful. Chairman McGill added that this issue will be explored with the idea of posting the KPIs on the website.

Donny stated that Century is pursuing long-range strategies with both GolfVantage and daily play. The overall strategy is loyalty: creating loyalty among golfers to TGR through a loyalty points program to reward public players with dollars to be used for future purchases, to begin on February 1. They will be working on marketing and promotion of the program.

Donny added that the irrigation contract to add the VFDs on the wells is under review and that he will send it to Jon when it's ready.

Finally, Donny stated that the PGA West cluster of courses in Palm Springs is now part of Century's portfolio and that the PGA tour event is being held there. It's a historic site.

In response to a question from Commissioner Russell, Donny stated that they are seeing declines in play in other parts of the country, but not so much in memberships, given that most of their other clubs are full.

### **3. Café Hope and Clubhouse Update**

Luis Arocha gave an update. He spoke to Robert Wolf, the contractor, who stated that the metal roof and gutter systems, which should have come in last week, have been delayed; part of the reason may be that Luis ordered a custom color on the gutters. An update from the manufacturer is expected tomorrow.

Luis stated that he has signed a contract with an interior decorator, Renee Becnel. She has started to submit designs and recommendations for furniture, etc. He also stated that he has a committee consisting of a consultant and community members about the plans for the fitness room. They are considering adding new equipment and removing equipment that is little used.

He also stated that according to Brady Garrity, the permits are ready for phase 2, and they are looking forward to getting started. The health department will sign off on the plans once they receive a report from the fire marshal.

Chairman McGill stated that pursuant to a conversation with Michelle Preuss, they will be budgeting for office equipment in the new building. Any items that are attached to the building are the responsibility of Café Hope; movable items are the responsibility of the TNIBD.

### **4. Golf Course—FEMA Claim Update**

Commissioner McGill stated that he has signed the claim on the maintenance building so that payment can be made and work can begin. FEMA's position is that they are offsetting the damage amount by the insurance proceeds, which they calculate to be \$100,000. Commissioner McGill stated that he disagrees with that—the deductible and nonrecoverable depreciation were applied, the insurance proceeds will not reach that amount. He stated that he will continue to engage in discussions with the insurance company.

He stated that pursuant to Commissioner Chauvin's discussions with the contractor, the cost of the project (less than \$100,000) is below the amount that would require public bids. He is waiting for the legislative auditor to determine whether we are allowed to use insurance proceeds to help cover the cost—we are not allowed to spend funds that have not been budgeted. He would prefer



not to amend the budget unless it's necessary, considering that we are in the process of creating next year's budget.

Jon stated that we are receiving approximately \$10,000 from FEMA as reimbursement for the efforts of Jon, Gary, and Michelle in preparing the information for the various claims, which the parties are turning over to the District.

## **5. Treasurer Update**

Treasurer Ann Berthelot presented the November financial statements. Noteworthy items follow. November financial statements: Total income is under budget by \$7,983, primarily due to weather conditions and fewer GolfVantage members. Expenses were under budget by \$7,239, primarily because anticipated expenses for additional chemicals and fertilizer were not needed. General and administrative expenses were over budget by \$3,564; the bulk of the overage was due to a correction in the Louisiana state payroll taxes. Overall, net income was favorable to budget by \$557.

TNIBD: No recorded assessment income yet. General and administrative expenses were over budget by \$6,388, primarily because accounting fees were greater than budget estimations; we are looking into budget amendment for that. Election expenses, which totaled \$2,250, were not budgeted for in November, but rather in December. Interest income was over budget by \$2,044. Total net income was unfavorable to budget by \$5,588. Overall net income for TGR and TNIBD was unfavorable to budget by \$5,032.

December MOS: There were several days of unfavorable weather. Revenues: Dues were under budget by \$4,455, mostly due to declines in GolfVantage. Green fees were under budget by \$2,515 due to the weather. Pro shop revenues were over budget by \$2,822, which does not include cost of goods sold. Driving range revenues were over budget by \$1,964. Total golf revenues were favorable to budget by \$1,363. Total revenues were under budget by \$3,092. Despite the revenue loss in December, year-to-date total revenues are over budget by \$41,000.

Total payroll was over budget by \$11,377, primarily due to differences in which months bonuses were allocated (TNIBD and Century are on different fiscal year schedules). We will watch for this discrepancy in the future. Driving range expenses were over budget by \$1,848 but is not over budget year to date. Total operating expenses were under budget by \$642. Total expenses were over budget by \$13,402. After management and incentive fees, we are \$18,932 unfavorable to budget for December.

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

## **7. Questions and Comments**

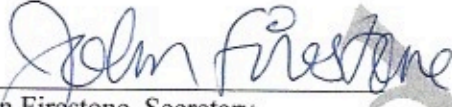
In response to a question from Commissioner Firestone, Chairman McGill explained that officer elections will be held at the next meeting.

In response to comments from meeting attendee Jeffrey Haupt, Chairman McGill acknowledged that more care must be taken regarding the appearance of the clubhouse grounds while construction is taking place.

**8. Adjourn the Meeting (7:46 PM)**

MOVER:	McGill
SECONDER:	Bethelot
ACTION:	ADJOURN
VOTE:	5 – 0
YEAS:	Berthelot, Chauvin, Firestone, McGill, and Russell
NAYS:	None
ABSENT:	None

  
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John McGill, Chairman  
Signed:

  
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John Firestone, Secretary  
Signed:

Date approved: February 16, 2023

Approved