

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

June 15, 2023, 6:30 PM

Conducted via Zoom

MEETING CALLED TO ORDER (6:33 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: Four attendees.

AGENDA ITEMS

1. Approval of the Minutes from the Regular May 18, 2023, TNIBD Meeting

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

2. Café Hope and Clubhouse Update

Luis Arocha provided an update. He said that the plumbing and electrical work are largely complete, even with some significant issues regarding the plumbing in the slab; they needed to punch nine holes under the slab and have tunnels dug to fix the problems. All told, Café Hope has spent over \$1 million on the plumbing and electrical.

Luis then presented the artist renderings for the clubhouse, which are not the final versions but very close except for some details (such as the furnishings, which are just placeholders at this point). He noted that for the first time in the building's history, the kitchen will have air conditioning and heat. There is also an island countertop. The open design will facilitate teaching and enhance the students' learning experience. Special equipment for larger events will also be installed.

The ballroom renderings depict a small wedding; Luis stated that smaller weddings (75 to 125 guests) are a market that the facility is especially suited for and one that they will pursue vigorously. His research noted that millennials tend to favor smaller weddings and doing business with nonprofits. Luis noted that the ballroom can accommodate up to 150–175 guests; for even larger numbers, they can open up the space to allow for flow into the dining room. Luis commented also that a sound system has been installed throughout the building.

All the Commissioners expressed their enthusiasm for the look of the renderings, with Commissioner Russell praised the ballroom for its elegance. Everyone was equally enthusiastic at

the proposed look of the dining area and bar. Luis stated that everything is focused on ensuring that the clubhouse is a place that the community will be proud of, one where they will want to spend time with family and friends.

Chairman McGill then showed the color palette and light fixture for the Pro Shop, just received from the designer. The color scheme involves greens, blues, and tans, with the idea of "bringing the outside inside."

Luis then stated the City of Gretna has approved the liquor license and that he plans to pick it up the next day. He then reported that there has been a change in state law regarding the tax credits for the Arts District. Because Gretna is considered a rural community (population fewer than 30,000 residents), state tax credits are now 35 percent instead of 20 percent. He asked Chairman McGill to meet with him and James Rolfe to amend their application to the state to include the renovation of the pool.

Luis stated that he plans to post the renderings next week.

Commissioner McGill stated that during the budget process, the Commissioners knew that there would be costs associated with the Pro Shop renovation. Although by the terms of the lease Café Hope assumes the costs of major construction, other items specific to the Pro Shop, such as furniture and millwork for shelves, are the responsibility of the District. In creating the budget, Commissioner McGill stated that \$50,000 in Capital Improvements was allotted for this purpose, with the expectation that this amount would likely need to be amended. However, yesterday he received quotes amounting to just under \$40,000. Of that amount, millwork accounts for approximately \$30,000. By the time all items are included (such as file cabinets and desks, and possibly computer equipment, for the offices of Richie Tomblin and Michelle Preuss), he expects we will ultimately be on target for the budgeted amount. Luis added that Café Hope paid for the design work up to this point; the District will be covering only the designer's billable hours for managing the process of getting the cabinets installed and overseeing the labor.

3. Century Update

Donny Darville provided an update. Noteworthy items follow. KPI for May 2023: Rounds are up 2 percent over the same time last year. Year to date, rounds are down only 1 percent for the fiscal year. Daily fee average is \$48.38. Rounds played are still trending well. Membership is picking up, with seven new non-resident membership enrollments for May and 14 GolfVantage memberships. Monthly dues are to up \$16,000, with net positive dues at \$530. There are 319 resident memberships, 111 non-resident memberships, and 117 GolfVantage. Revenues for May were better than budget by about \$7,500; operating expenses were under budget by about \$6,000; thus, the net gain to budget was about \$13,000.

Donny then reported on the onsite visit with Bryan Stromme (Century's senior agronomist) and Larry [last name??], the designer of the well pump hired to modernize and automate it. While there, the course condition was also addressed, including the proposed fertilization/aerification programs. Testing of the wells is in progress. Plans to automate the sprinklers are also in progress, as is testing the pressure of the ground pipes.

Donny then stated that he's ready to send their annual report to Chairman McGill for inclusion in the TNIBD mailing to be sent out next week. He stated that he is very pleased and excited about the progress on golf course conditions and improvements and also about the improvements to the clubhouse.

Chairman McGill then gave an overview comment about the progress of the course and clubhouse. He noted that the assessment for ten years will total almost \$11 million. By the end of next year (year five going into year six), we will probably already see about \$8 million in improvements to the property. Donny commented that this is a great story of progress and achievement that needs to be told and reinforced to the community.

4. Golf Course Operations Update

Commissioner Chauvin provided the update. He also commented on the visit from Bryan and Larry. The north and south pumps were reviewed, as were the well tests. Because some results conflicted, a new test will be performed next week. There is low pressure, which results in uneven distribution and displacement of the fertilizer. An increase in pressure will create a mist that will saturate the greens without displacing the fertilizer. However, even with this issue, the seasonal transition is much improved over last year.

Gary then reported that he is getting quotes for the repair of the bathroom at the 14th fairway. The budget is \$10,000.

He stated that Pitch & Putt is now increased to nine holes (from five) and that this is also being used for Junior Golf. He noted that there were three new enrollments for Junior Golf this past month. The Pitch & Putt area has also been ideal for Foot Golf. Pickle Ball has also been working well.

Chairman McGill then thanked the Commissioners for having the tree that had fallen on the driving range removed quickly while he and Treasurer Berthelot were out of town. In regard to the matter discussed previously about the tree overhanging a resident's pool, new information has surfaced. The tree that has been shedding leaves into the pool is dying and may pose a danger if it should fall onto the resident's property. Our local arborist determined that it should be removed. Commissioners Russell and Chauvin are obtaining quotes for tree removal.

5. Treasurer Update

Before the Treasurer update, Chairman McGill commented on a rumor had recently been circulating on Facebook. Someone had posted that the TNIBD is raising the assessment above \$1,950. Jon stated that first, this issue has never been discussed by any commissioners at any time; second, the Commission does not have the authority to raise the assessment; and third, even if we wanted to do so, we would have to go to Jefferson Parish for approval and then to the Louisiana secretary of state to hold an election. He thanked Commissioner Firestone for responding so quickly on Facebook and encouraged all commissioners to follow suit in responding to such false and harmful rumors.

Treasurer Ann Berthelot presented the financial statements for April 2023. Noteworthy items follow. **TGR:** There were 4 bad weather/closed days. **Revenues:** Total Income was over budget by \$1,582. Driving range fees balanced shortages in other areas. **Expenses:** Expenses were under budget by a total of \$11,900. GCM was lower than budget primarily due to a chemical vendor credit and savings in fertilizer and repairs and maintenance expense. Net Income (after management and incentive fees) was favorable to budget by \$15,015.

TNIBD: Income: No 2022 assessment revenue was recorded for this month. **Expenses:** Net Income was unfavorable to budget by \$5,602 due to the categorization of revenue in another month and current budgeted expenses. Operation expenses are Clubhouse Repairs, which are

actually plumbing repairs for the water line to maintenance shed. The overall Net Income for TGR and TNIBD is favorable to budget by \$9,414.

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

6. Adjourn the Meeting (7:51 PM)

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



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: July 20, 2023

Approved