

**TIMBERLANE NEIGHBORHOOD
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

July 16, 2026, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:35 PM)

Roll call: Vice Chairman Ann Berthelot, Commissioner John Firestone, Commissioner Jan Langford, and Commissioner Louis Vaughn, present. Chairman Jon McGill, absent. Quorum was present. Panelist: Donny Darville. Attendees: One present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular June 18, 2026, TNIBD Meeting

MOVER:	Berthelot
SECONDER:	Langford
ACTION:	APPROVE DRAFT MINUTES
VOTE:	4-0
YEAS:	Berthelot, Firestone, Langford, Vaughn
ABSENT:	McGill
NAYS:	None

2. Golf Course Update

Donny Darvill was present and provided the update. He noted that the past few weeks saw 12 to 13 inches of rainfall. With so much rain, they anticipated that the course would be far behind in detail work (mowing, weed eating) because of the high grass; however, the impact has not been as great as expected. Overall, the course is in great shape. The transition in greens from winter grass to summer grass has gone very smoothly; only two pallets of grass were required this year, which is very minimal. The thin areas will recover naturally. He did note the presence of some weeds, which will be sprayed the following Monday. Some of the greens, not all, have some goose grass, but they are staying on top of the problem.

Donny then stated that they learned that the second tractor they have been wanting to sell was worth only \$4,000 on trade-in but would cost \$6,000 to repair. Given that, they have decided to go ahead with the repairs and put the tractor into limited use. (It can do certain things but not others.) He noted that effectively we now have 3½ tractors, when we were satisfied with only three. All the other equipment is new, which is having a very positive effect on course conditions.

They ponds have been treated monthly for weeds as part of the budget. Although some ponds are visibly clear, others still have duckweed and algae, likely exacerbated by the rain. To address this problem, starting with the next application of chemicals they will also be adding water to the ponds so as to disperse the chemicals more thoroughly (now that the ponds have water valves, this step is possible). Donny stated that this should improve the problem significantly.

The fertilizer application for the fairways, tees, and surrounds will take place in late July (rain prevented this being done earlier). The #1 tee box green has been sodded and will be open within 30 days for use. Richie Tomblin will start on the rock project for #18 soon, and he will also take on a project for the #10 tee box. This will be similar to what was done for the #1 tee box green. For a minimal investment in time and money, there will be much improvement in appearance.

Donny stated that he has spoken with the marketing director for First Tee. He emphasized that this program holds great promise for TGR and Timberlane for the future. First Tee is making major improvements to the building; for example, they are adding golf simulators for the kids to use in winter and rainy times. The visibility and activity are what this neighborhood needs—it will lay a great foundation for the future with more people using the facility.

Donny also added that he is working with Michelle Preuss and with First Tee's marketing director, McKenzie, to make sure that they are cross-collaborating on social media and website postings and advertising for both TGR's and First Tee's websites. He noted that there are cross-collaborating features on Instagram and Facebook that make this possible.

Moving on to discuss the cart path project, Donny announced that he has called on architect Ken Baker, noting that he has 20 years of experience designing courses with Jack Nicklaus Design in Asia. Commissioner Berthelot commented that we brought Baker in to collaborate with Commissioner Langford due to his specific expertise in cart path design and her construction background, noting that the two demonstrate a strong mutual understanding regarding the project's requirements.

Ken Baker is developing a scope of work to facilitate accurate bidding for the project. Baker visited the site independently and at his own cost to begin this work and will provide a quote for his services to establish the scope. Once the scope is finalized, Ann Berthelot plans to consult with Commissioner Langford and Chairman McGill regarding legal requirements and district rules to prepare for the public bidding process, which is mandatory for projects exceeding \$250,000. The objective is to establish a timeline, with a potential start date in January, though the total cost and specific project details remain to be determined.

The general plan will likely involve milling two inches of the existing surface, compacting the base, and applying a two-inch overlay across 12,000 feet of cart path. The project includes approximately 10 areas where the path may require rerouting or adjustments to the existing grade, though the actual scope for rerouting and tree management appears to be less extensive than initially anticipated.

3. Century Update

Donny continued with the Century update. He reviewed the June KPI report, noting a 7 percent increase in rounds (approximately 300 more rounds) despite experiencing 11 days of bad weather compared to six days during the same period last year. The average daily fee was \$54. Other metrics included seven new non-resident golf sales, five resignations in that category, and a net gain of two in the non-resident category. The grandfathered GolfVantage memberships remain strong at 41 current memberships. Range pass sales were again strong and included four range passes at \$99 each and two player passes at \$249 each. Financially, the operation exceeded the gross operating profit budget by \$8,000 due to higher revenues and operating expense savings.

In response to a question from Commissioner Berthelot, Donny explained the process for tracking membership resignations, which utilizes a system within the Century platform. When members resign, staff attempt to collect the reason, which is frequently cited as health related. These

health-related resignations are often temporary, with members frequently returning after a few months.

4. Treasurer Update

Commissioner Berthelot presented the financial statements for April and May 2026.

April 2026

TGR: There were two closed / bad weather days. Revenues: All revenues ended again very **favorable** to budget. Golf Revenue includes \$8,000 for the film rental of the golf course. Expenses: Golf Course Maintenance expenses were over budget in Chemicals, Contract Labor and R&M Equipment but were offset by savings in other departments. We are down one crew member, which is made up by contract labor hours. R&M Equipment includes repair to the tractor that will be traded. End result: After management and incentive fees, we are again significantly **favorable** to budget for April3.

TNIBD: Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in April. Expenses: We are **above** budget for expenses; however, this is primarily due to depreciation. The overall Net Income for TGR and TNIBD is **favorable** to budget in March by \$12,610.

After removing the accounting requirements of negative depreciation and positive income created by Café Hope Improvements:

- The overall Net Income for TGR and TNIBD is **favorable** to budget in April by \$33,482.

May 2026

TGR: There were nine bad weather / closed days. Revenues: Revenues ended **unfavorable** to budget due to the excessive rain. Expenses: Property tax was not paid as budgeted in May as we are waiting on receipts from Yamaha. There are savings in Chemical & Fertilizer; however, the water bill was high due to a leak by the southside bathroom. Expenses overall ended **favorable** to budget. There were no elevated costs related to Chemicals, Fertilizer, or Fuel. These expenses are all lower than Budget YTD. End result: After management and incentive fees, we ended **unfavorable** to budget for May.

TNIBD: Income: No 2025 assessment revenue payments were recorded as income in this month. No donations were recorded as income in May. Expenses: We are **above** budget for expenses; however, this is primarily due to depreciation. TNIBD Net Income ended **unfavorable** to budget primarily due to depreciation.

- The overall Net Income for TGR and TNIBD is **unfavorable** to budget in May by \$19,781.
- The overall YTD Net Income for TGR and TNIBD is **unfavorable** to budget in May by \$7,171.

After removing the accounting requirements of negative depreciation and positive income created by Café Hope Improvements:

- The overall Net Income for TGR and TNIBD for May is **favorable** to budget in May by \$1,091.
- The overall YTD Net Income for TGR and TNIBD is **favorable** to budget by \$34,574.

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

5. Resolution to Ratify Lease Amendments

Commissioner Berthelot introduced the agenda item regarding the resolution to ratify lease amendments. The proposed changes do not alter the monetary amounts but serve to rephrase the agreements into their proper legal form to ensure clarity regarding how funds are allocated between parties. Commissioner Firestone then proceeded to read the resolution.

Commissioner Berthelot then made a motion to approve the resolution as stated.

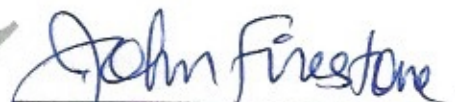
MOVER:	Berthelot
SECONDER:	Vaughn
ACTION	APPROVE RESOLUTION TO RATIFY LEASE AMENDMENTS WITH FIRST TEE
VOTE:	4-0
YEAS:	Berthelot, Firestone, Langford, Vaughn
ABSENT:	McGill
NAYS:	None

6. Adjourn the Meeting (7:00 PM)

Vice Chairwoman Berthelot made a motion to adjourn.

MOVER:	Berthelot
SECONDER:	Firestone
ACTION	ADJOURN
VOTE:	4-0
YEAS:	Berthelot, Firestone, Langford, Vaughn
ABSENT:	McGill
NAYS:	None


Signed: Ann Berthelot, Vice Chairwoman


Signed: John Firestone, Secretary

Date approved: August 20, 2026