

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION
DISTRICT**

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

November 21, 2024, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:26 PM)

Roll call: Chairman Jon McGill, present; Ann Berthelot, present; Gary Chauvin, present; John Firestone, present; Pamela Russell, present. Quorum was present. Panelists: Luis Arocha, Donny Darville. Attendees: Four attendees present at clubhouse.

AGENDA ITEMS

1. Approval of the Minutes from the Regular October 17, 2024, TNIBD Meeting

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

2. Café Hope Update

Luis Arocha was unable to attend. Chairman McGill provided a brief update. The ballroom is 95 percent complete and is currently (tonight) hosting an event with over 100 guests.

3. Golf Course Update

Commissioner Chauvin provided the update. He stated that the greens are in great shape; since the last meeting they have overseeded and applied seeds to a few thin spots on the greens. They had previously obtained sod for the greens but did not need to use it for that purpose, the sod has been applied instead to some thinner areas on the fairways.

The fountain, which had been repaired but has broken again, will be shipped to Baton Rouge tomorrow for replacement. There is some concrete left behind from tree that was uprooted a few months ago. It was determined that the most cost-effective way to remove it is to use the excavator that will be hired for the pond project to take place in January. The pond project will take less time than the minimum two-week period during which the excavator will be leased, so the excavator can also be used for the concrete.

Commissioner Chauvin added that he and Richie Tomblin have been discussing obtaining additional sand for the bunkers.

Donny then asked Gary about getting help with getting photos of the greens since Richie's drone stopped working. Chairman McGill indicated that he had told Richie not to use the drone because the insurance provider stopped providing drone insurance and instead to hire a contractor to

obtain overhead footage. Such footage should be obtained at least three times a year: during transition times and when the course is looking its best.

Commissioner Chauvin then thanked guest Jeffrey Haupt for the outstanding TopTracer promotional video he created.

4. Century Update

Donny Darville was present via Zoom and provided the update. KPI for October: Rounds played are up by 8 percent, with two bad weather days. Average fees per round is up to \$57, an all-time high.

Regarding new sales for the month, in the last days when the membership option was available, they enrolled six non-resident golf members, and there was only one resignation. Since then, only the annual passes have been available. Donny explained that when a new pass is sold, the transaction appears on the dues line as a one-time entry. He stated that they are discussing ways to reformat annual pass sales in the future, given that memberships appear as monthly revenue, whereas the sale of a pass appears only once annually. Chairman McGill agreed, stating that this new revenue stream needs to be depicted in a way that does not appear to skew the data. One possible solution is to have both a dues line for true memberships and a line for annual pass sales, the latter to include the number of passes sold for each type. Donny added that annual passes automatically renew until the person cancels.

Donny then commented that revenues were excellent, with Top Tracer generating a lot of additional revenue, and expenses were flat to budget. He reminded the Commissioners that Top Tracer will not charge TGR for three months, until January 2025. Chairman McGill stated that the Top Tracer charges will be incorporated in the budget as an expense.

Discussion proceeded about additional ideas to further increase revenues from the range, such as setting up a shipping container to serve as bar. Chairman McGill noted that whereas most of TGR is within the City of Gretna, the range is not; it is in unincorporated Jefferson Parish. He stated that he will investigate the permitting process and possibility of obtaining a liquor license, probably in the spring.

Further discussion ensued about additional marketing strategies, including creation of TikTok videos and the process for ensuring a steady stream of social media content. Chairman McGill that TGR set up a meeting to discuss these details as well as other matters pertaining to golf operations, in particular the creation of task lists. Jeffrey Haupt added that he has noted that other clubs use the barriers between the range stalls as advertising platforms. Chairman McGill noted that this should also be discussed in the meeting.

Donny then brought up a budgeting anomaly that occurs once every six years: an "unbudgeted" sixth week in December. Although the practical effect of the unbudgeted week is a net zero (there are enough "additional" revenues during the week to cover "additional" expenses), he did want to bring it to the attention of the commissioners for accounting purposes.

Donny also stated that he will be visiting on December 4 and 5 to review the budget and business plan.

5. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for September 2024. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

TGR: There were 10 closed / bad weather days. Revenues: Revenues ended under budget due to excessive bad weather days. Expenses: There was some GCM expense savings. Range supplies and cart fuel were expensed but budgeted for in a different month. After management and incentive fees, we are unfavorable to budget for September.

TNIBD: Income: No 2023 assessment revenue or parish payments were recorded this month. Expenses: There is a higher-than-budgeted repair and maintenance expense for TNIBD for the downed tree that was near the tennis court. Year to date we are still under budget for this category. Revenue/Café Hope Improvements is an adjustment per auditor that realizes revenue based on the 99-year lease. This is an accounting entry that is required per the audit. Depreciation is much higher than usual due to adjustments made during the audit for the improvements to the clubhouse facility. Net Income for TNIBD is unfavorable to budget.

The overall Net Income for TGR and TNIBD is unfavorable to budget.

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

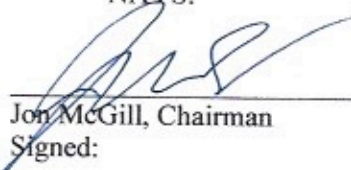
6. Pool Update

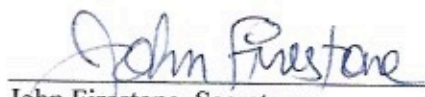
Commissioner Russell then asked to provide an update on the pool leak, which several members had been asking her about. The leak was discovered when we received an excessively high water bill. The contractors stated that the leak was due to settling, but this is debatable. The leak was fixed, but then another appeared. That also was repaired. Since then, the contractors have applied rebar as bracing. Chairman McGill stated that it's also possible that the leak was caused by heavy equipment being driven alongside the pool. Chairman Russell stated that the contractors are aware that this problem is their responsibility because the pool is under warranty. There remains the issue of the \$11,000 water bill, which represents two months of service. Chairman Russell stated that the water department will adjust the bill to "forgive" one month of that. She will investigate whether the contractor will assume responsibility for the remaining overage; as yet it is unclear whether this was due to negligence. She will also ask about installing a sensor to alert us to greater-than-usual water consumption.

7. Adjourn the Meeting (7:58 PM)

Chairman McGill made a motion to adjourn.

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


John McGill, Chairman
Signed:


John Firestone, Secretary
Signed:

Date approved: December 19, 2024