

TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION DISTRICT

MINUTES OF REGULAR MONTHLY MEETING OF THE BOARD OF COMMISSIONERS

July 17, 2025, 6:30 PM

Conducted at Café Hope, Gretna, LA

MEETING CALLED TO ORDER (6:38 PM)

Roll call: Chairman Jon McGill, present; Commissioner Gary Chauvin, present; Commissioner John Firestone, present; Commissioner Pamela Russell, present; Vice Chairman Ann Berthelot, absent. Quorum was present. Panelist: Luis Arocha. Attendees: Four attendees present.

AGENDA ITEMS

1. Approval of the Minutes from the Regular June 19, 2025, TNIBD Meeting

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

2. Café Hope Update

Luis Arocha provided the update. They hosted the first movie night the previous week for the neighborhood, with 35 people turning out. The event is canceled this week due to inclement weather, but they plan to continue. Friday night music nights have also been successful, with good turnout. Luis stated that they are still working on getting together a committee to host more neighborhood events in the fall. Turnout for the new breakfast seatings on Fridays, Saturdays, and Sundays has been good so far, and if the positive results continue, they may expand further.

There are no building maintenance issues of concern. They have just finished sealing the windows and will inspect tomorrow to see how that fared during the bad weather.

In response to a question from Commissioner Russell, Luis stated that most of the breakfast patrons are golfers and a few small groups. He stated that he appreciated the efforts of Richie and Josh to meet their goal of having at least 40 percent of the golfers make purchases from Café Hope. As part of that effort, they have removed ice chests from the carts, so that if the golfers want an ice chest, they need to go inside and ask for one; formerly, some of them were breaking the rules, going to their cars to fill the ice chest in the cart with beverages they had brought with them. This new procedure will discourage that behavior.

Luis also mentioned that the plan to switch the hole numbers is expected to increase sales. (The first nine holes will be on the southside. Chairman McGill stated that the switching of the hole numbers is in preliminary discussion and will be further expanded on in the coming weeks.)

When golfers finish their 18 holes, they will be at the building rather than on Lapalco Boulevard. It offers a more attractive view and is likely to encourage golfers to enter the clubhouse to patronize the café. It is also expected to provide the cart crews opportunities to offer additional services, such as cleaning clubs.

Luis also stated the everyone should be very proud of the golf course staff. He has been hearing many compliments from golfers about how nice the course looks—it is looking better and better. Attendee Jeffrey Haupt then complimented Luis on the look of the gutters on the building.

3. Golf Course Update

Commissioner Chauvin provided the update. He echoed Luis's compliments to the golf course crew. The course continues to look increasingly more beautiful, especially with the recent rains. Patches on the fairways are now extremely minimal, and the #9 fairway is much smoother (bumpy terrain has been evened out). Richie's project regarding the railroad ties on #12 is progressing.

Chairman McGill noted that because of the rain, grass mowers have not been able to work on Mondays but instead are now mowing between golfers. Long term, however, the rain is resolving the problems caused by the drought from two years ago. He noted that since the beginning of his tenure on the Commission, the main goal has been to protect the investment that the district members have made by increasing golf revenues and maintaining a tight fiscal rein. We have spent funds only if there is nearly immediate return on investment or an emergency; every dollar spent has been required to be justified. As improvements have been made, we have raised prices. As a result, we have tripled revenues, incurred no new debt, and paid off \$600,000 of debt we inherited.

4. Postponement of Century Update and Treasurer Update

Because Donny Darville and Commissioner Berthelot were unable to attend, Chairman McGill made a motion to postpone the Century update and Treasurer update until the next meeting.

MOVER:	McGill
SECONDER:	Firestone
ACTION	POSTPONE CENTURY AND TREASURER UPDATES
VOTE:	4-0
YEAS:	McGill, Chauvin, Firestone, Russell
NAYS:	None
ABSENT:	Berthelot

5. Comments from Attendees


Attendee Ted Heine informed the Commission of a verbal altercation with an employee that took place offsite. Chairman McGill thanked Mr. Heine for bringing the incident to the Commission's attention and stated that they would look into the matter.

6. Adjourn the Meeting (7:05 PM)

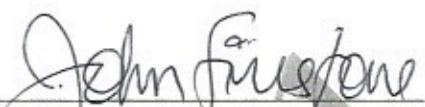
Chairman McGill made a motion to adjourn.

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



Jon McGill, Chairman
Signed:



John Firestone, Secretary
Signed:

Date approved: August 21, 2025

Approved