

**TIMBERLANE NEIGHBORHOOD  
IMPROVEMENT & BEAUTIFICATION DISTRICT**

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

**November 20, 2025, 6:30 PM**

**Conducted at Café Hope, Gretna, LA**

**MEETING CALLED TO ORDER (6:33 PM)**

Roll call: Chairman Jon McGill, Vice Chairman Ann Berthelot, and Commissioner John Firestone, all present. Quorum was present. Nominee Commissioners: Louis Vaughn and Jan Lagnford, present. Panelist: Luis Arocha. Attendees: Three attendees present.

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular October 16, 2025, TNIBD Meeting**

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE DRAFT MINUTES
VOTE:	2-0
YEAS:	Berthelot, Firestone
NAYS:	None
ABSTAIN:	McGill

**2. Ratify Tractor Lease Execution**

Chairman McGill reiterated the situation regarding the tractors. All three tractors were broken and unusable. Through auction (carried by a company that specializes in government auctions; see TNIBD Minutes of the Regular Meeting of September 18, 2025), the old equipment was sold, with the proceeds to be allocated to obtain a new tractor such that no additional outlay would be needed. To avoid delay of the delivery of the new equipment, Chairman McGill had executed the agreement with John Deere for the lease-purchase of the tractor.

Chairman McGill then made a motion to ratify his execution of the agreement.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	RATIFY EXECUTION OF AGREEMENT WITH JOHN DEERE FOR LEASE-PURCHASE OF TRACTOR
VOTE:	3-0
YEAS:	McGill, Berthelot, Firestone
NAYS:	None

### 3. Appointment of Vacant Commissioner Seats

Chairman McGill explained that two previous commissioners had resigned because they had moved out of the District. Their official notice of resignation occurred in September. Per the TNIBD by-laws, upon the resignation of a sitting commissioner, within 60 days the standing commissioners must appoint a new commissioner to fill the remainder of the term. Because the regular election for the one remaining open seat was scheduled for October, there were essentially three seats available. Had anyone chosen to run for election in addition to Chairman McGill, Chairman McGill had planned to offer the person(s) the choice of running or being appointed to fill out the remainder of the unexpired terms. Since no one did so, Chairman McGill was automatically elected. At that point, there was a two-week window of notification requesting individuals wanting to fill the seats to submit their notice of qualification. Two people, and only two, qualified.

Chairman McGill then thanked the new commissioners for their willingness to serve and expressed his enthusiasm for their qualifications, stating that the two new commissioners are the best candidates the TNIBD could have gotten. Mr. Vaughn has lived in Timberlane for over 15 years and has extensive business experience and expertise in the oil sector. He is also an avid golfer. He served on the TCC board, where he focused on golf course maintenance, working under that organization's very straitened financial circumstances. He will be taking over the responsibilities of former commissioner Gary Chauvin as golf course liaison, with his term expiring on December 31, 2026. Ms. Langford, a relatively new resident, has worked for Hard Rock Construction for nearly 25 years as a project manager and vice president. She will be taking on the responsibilities formerly carried out by Pamela Russell, with her term expiring on December 31, 2027.

Commissioner Firestone then made a motion to appoint Louis Vaughn to serve the remainder of Gary Chauvin's term and to appoint Jan Langford to serve the remainder of Pamela Russell's term.

MOVER:	Firestone
SECONDER:	Berthelot
ACTION	APPOINT LOUIS VAUGHN AND JAN LANGFORD TO FILL THE REMAINDER OF THE UNEXPIRED TERMS OF FORMER COMMISSIONERS CHAUVIN AND RUSSELL
VOTE:	3-0
YEAS:	Firestone, Berthelot, McGill
NAYS:	None

### 4. Café Hope Update

Luis Arocha provided the update. There is nothing to report on the building. They are very busy currently with catering and private events. He did want to inform the commission that they are working on ways to attract more residents to come to Café Hope. He and Commissioner Berthelot have been meeting to discuss developing a plan to put on at least six community events over the coming year. He clarified that these events will be family friendly and affordable; Café Hope will charge enough to cover their costs but are not looking to make a profit. They have been reaching out to residents to find out what Café Hope can do to attract more community involvement.

Chairman McGill then observed that a key area is to better inform the neighborhood and the general public about special events as well as regular hours at the restaurant. He suggested that Luis consult professional marketers to figure out better ways to get the word out about what Cate

Hope has to offer. Luis agreed, adding that one idea is to start a neighborhood food delivery service; he has been approached by an individual who wants to present a business plan to do that.

Meantime, for clarification, Luis reiterated the regular schedule: lunch is served Tuesday through Friday from 11 am to 3 pm; the bar remains open until 6 pm with snacks; dinner is served on Fridays from 5 to 9 pm (unless closed for a private event); breakfast is served on Friday, Saturday, and Sunday from 6 am to 10:30 am; restaurant remains open on Saturday until 5 pm and on Sunday until 4 pm. Luis plans to extend these hours when the pool reopens.

Luis concluded by relating a recent experience highlighting the positive results from Café Hope's work with its students. Four current Café Hope students were asked to work with noted chefs from around the country in a recent Emeril Lagasse Foundation luncheon at the Four Seasons hotel. While he was there, Luis ran into a former student who has become an executive sous chef at Chemin a la Mer, a noted upscale local restaurant. The young person is highly regarded by his superiors for his talent and worth ethic. It's one of the success stories that the staff—and patrons—of Café Hope help bring about.

### **5. Century Update**

Donny Darville was unable to attend, so in his place Chairman McGill provided the update. There were four bad weather/closed days. Rounds played were up 12 percent over last year; average fee per round was slightly under \$50. Six new people have taken out memberships, two residents and four non-residents. Monthly dues have increased by \$524. Total membership has reached 569. Revenues for October were over budget by about \$1,000, with expenses over budget by about \$1,700. Year to date we are more than \$59,000 better than budget.

### **6. Golf Course Update**

Chairman McGill continued with the golf course update. Because of the warm weather, the growing season is not yet over even though we are in November. That, combined with the recent lack of rain, has made it necessary to continue irrigation. However, golf course maintenance expenses are expected to decrease in the coming weeks.

Chairman McGill then stated that they have discovered a potential encroachment onto TGR property by a resident, which may or not be intentional. The structure is not permanent, nor is it on the course itself, so it is not impacting play. They are looking into the situation. Also, there is another resident who is parking in their yard a commercial trailer that is encroaching on TGR property. That also is being investigated.

In response to a question from attendee Jeffrey Haupt about the memberships versus passes, Chairman McGill stated that they decided at the onset to keep the memberships out of caution. Interestingly, the passes seem to be encouraging more memberships. As yet there is insufficient data to assess the success of the passes versus memberships, but annual pass renewals are starting to take place. More information will come to light in the coming weeks. Chairman McGill then stated that Top Tracer is addressing some issues regarding the driving range. There have been more problems than anticipated, but even so the range is generating much more revenue than we are spending. In response to another question from Jeffrey Haupt, Chairman McGill discussed the food service for patrons at the driving range. A key issue is that the availability of food service at the range is dependent on Café Hope's operating hours; he will be asking Luis to look at the data about range use and come up with a plan to extend food service. Other alternatives, such as a food cart, were also discussed.

**7. Treasurer Update**

Commissioner Berthelot presented the financial statements for September 2025.

**TGR:** There were 4 closed / bad weather days. Revenues: Revenues ended **favorable** to budget with a fantastic revenue month. All categories exceeded budget, but Tournament revenues ended significantly above expectations. Expenses: Operating expenses for golf course management included the installation of the water cooler on the north side as well as signage regarding the flipping of the nines. Additional contract labor was needed to keep the course condition level high. Expenses ended **below** budget.

After management and incentive fees, we are **favorable** to budget for September.

**TNIBD:** Income: No 2024 assessment revenue payments or donations were recorded as income in September. Expenses: We are **above** budget for expenses, again primarily due to depreciation. Audit and accounting fees are paid in different months depending on invoice timing. We are currently within budget for both categories. TNIBD Net Income ended below budget primarily due to depreciation.

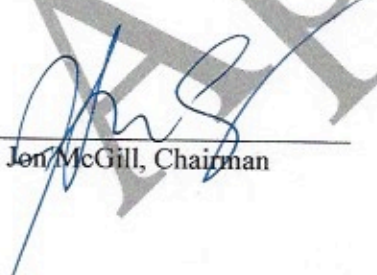
The overall Net Income for TGR and TNIBD is **unfavorable** to budget.

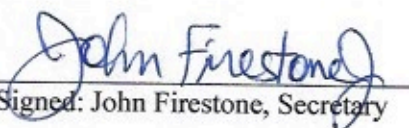
Financial reports are subject to change based on our end-of-year review.

**8. Adjourn the Meeting (8:13 PM)**

Chairman McGill informed the new commissioners that they will need have their oath of office document notarized. He then made a motion to adjourn.

MOVER:	McGill
SECONDER:	Berthelot
ACTION	ADJOURN
VOTE:	5-0
YEAS:	McGill, Berthelot, Firestone, Langford, Vaughn
NAYS:	None

Signed:  McGill, Chairman

Signed:  Firestone, Secretary

Date approved: December 18, 2025