

**TIMBERLANE NEIGHBORHOOD IMPROVEMENT & BEAUTIFICATION  
DISTRICT**

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

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

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

**MEETING CALLED TO ORDER (6:50 PM)**

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

**AGENDA ITEMS**

**1. Approval of the Minutes from the Regular February 20, 2025, TNIBD Meeting**

MOVER:	Berthelot
SECONDER:	Firestone
ACTION:	APPROVE DRAFT MINUTES
VOTE:	3-0
YEAS:	Berthelot, Chauvin, Firestone
NAYS:	None
ABSENT:	Russell
ABSTAIN:	McGill

**2. Café Hope Update**

Luis Arocha provided an update. Work on the stairway steps will begin on Monday and is expected to take two to three days. This will complete work on the ballroom. Very little work remains to be done upstairs, most of which is cleanup.

Luis stated that they are gearing up for summer, hiring staff to prepare for extended hours and the pool opening. They are expecting to bring back music on Friday nights and are in the process of booking musical talent for that. Luis added that they are accepting reservations for brunch on Easter Sunday.

Discussion then proceeded about putting together a community advisory committee to discuss community events to put on the calendar. The committee would include representatives from all neighborhood groups: TNIBD, TEIA, TGR, and Café Hope. Chairman McGill commented that such a plan would be especially helpful because there is considerable confusion among the residents about what entities host which neighborhood events.

Luis added that a big stumbling block is many residents' expectation that neighborhood events should be free. This is not economically feasible because of the costs of overhead, staffing, and

food. He stated that some residents still have the mindset that Café Hope and TGR comprise a country club, which is not accurate—moreover, even prominent local country clubs are cutting back on hosting events as “loss leaders” to spur membership.

Chairman McGill stated that this problem can be resolved if the four entities are shown to be communicating with each other and with the residents. He pointed out that circumstances have impeded efforts to get the residents to understand the interrelationships and respective responsibilities and roles of these organizations. He added that when the TNIBD took over the responsibilities of the former Timberlane Country Club, TNIBD was a new entity, as was TGR, so residents may not have fully understood what these entities are and how Café Hope’s role in the arrangement. Then came Covid and Hurricane Ida—and a two-year shutdown of the building while it was repaired and renovated. Since Café Hope has reopened, all the entities have been engaged in their respective efforts. There hasn’t been sufficient communication to help residents understand who does what, especially in terms of events. However, getting the four entities together to coordinate neighborhood events will serve as a source of accurate and timely information. In addition, this will help residents understand what events might be free of charge and which will incur a charge—and why. For example, Café Hope events won’t be free, for reasons that Luis has stated; TEIA events may be free to TEIA membership, if TEIA pays Café Hope to host; TNIBD events may be free to District membership, if TNIBD pays Café Hope to host; TGR events may or may not be free, depending on the type of event it is. Once these “lanes in the road” are defined, residents will no longer be blindsided by confusing, untimely, or inaccurate information.

It was suggested that one person from each entity be part of the committee: Commissioner Berthelot from TNIBD, Michelle Preuss from TGR, and Luis from Café Hope. They will reach out to the TEIA to ask for a representative from that organization. Chairman McGill then mentioned putting this information on the websites and communicating through social media, as well as initiating joint efforts to market neighborhood events.

### 3. Century Update

Donny Darville was present via Zoom and provided the update. KPI: There were four bad weather days in February (compared to seven in the prior year) and we were up 12 percent in total rounds, 123 more rounds than last year. The non-member full rack rate (guest rounds) is up by 36 percent, and revenues are up by 49 percent from prior year. The average fee per round is \$53.39. As to new sales, there were two new non-residential golf memberships, for a total of 97; GolfVantage remains at 90, which is higher than expected. Two range passes were sold, for a total of 49 across all levels of passes. Donny also noted that they announced a monthly increase of \$25 in all membership categories starting April 1, but no one has resigned. In response to a request from Chairman McGill, Donny stated that they will track individuals who have given up membership but not moved to an annual pass (as opposed to resigning altogether).

Donny stated that they are \$99,000 ahead of budget through February; YTD revenues are over \$900,000. Chairman McGill added that for the first time in the history of Timberlane, we will be reaching \$1 million in annual revenues.

Donny then reported that some years ago, Century started holding leadership meetings in Dallas with managers and other personnel from both their public and their private properties. They have invited Michelle Preuss to attend their next meeting in late April. These meetings offer opportunities for professional growth and development of leadership skills.



Donny then asked about the possibility of TNIBD hosting an annual meeting, at which he would be pleased to make a presentation to the audience. Chairman McGill stated it has not been scheduled yet, but it is something he has long wanted to do, having been prevented thus far by Covid and the long renovation of the clubhouse. He and Commissioner Berthelot will start working on the content of the meeting and scheduling. After some discussion, it was concluded that summer would not be an ideal time because many of the younger families are likely to be away on vacation. Rather, an autumn date would be preferable, possibly late September to early October.

### 3. Golf Course Update

Commissioner Chauvin provided the update. There is now a stone footbridge (St Andrew's style) from Fairway 9 to the green, paid for by the brother of Richie Tomblin.

The fountain pump is no longer working; they consulted an electrician, who stated that there is a problem with the wiring. Gary stated that he spoke with the supplier in Baton Rouge, who will send two workers to examine the fountain and determine whether the problem is their responsibility or ours. This company not only sells but installs and services the fountains, and currently they do so for all fountains across Jefferson Parish. Gary noted that when we had purchased the fountain, we decided to install it ourselves to save roughly \$1,000. Chairman McGill stated that such efforts to save money do involve a risk; he and Commissioner Chauvin agreed that in the future, we will have professionals do the installation.

Commissioner Chauvin then stated that the tee boxes are much improved and are now level; the fairways are also much improved. Chairman McGill stated that the change in the health and beauty of the fairways has been remarkable; this year, there's been little to no transition time, because the Bermuda grass never died off.

Commissioner Chauvin then commented on the ponds. Instead of using the excavator to dredge the ponds, which would have caused damage to the fairways, they hired a company, K&B, that used some marsh buggies to get into the ponds to accomplish the task. Chairman McGill then commented that there are plans to stock the ponds with perch and blue gill, opening the possibility of hosting a fishing rodeo next year. Guest Jeffrey Haupt commented that there are a couple of large alligator gars in the #1 pond, which come into the pond when the canal gets high and reverses flow. He advocated catching the alligator gars before stocking the ponds with other fish; the gars will eat the fish, just as they currently feed on ducklings.

Commissioner Berthelot asked whether the irises that were removed as part of the pond cleanup could be restored. Chairman McGill stated that the goal is to have clean ponds and that the loss of some aspects that added beauty to the ponds, though unfortunate, was necessary. The irises have been part of the overgrowth, and it may not be possible to restore them while keeping the ponds free of weeds. Commissioner Berthelot indicated she would speak with Richie and the Century agronomist about the issue.

### 4. Treasurer Update

Treasurer Ann Berthelot presented the financial statements for January 2025. Monthly treasurer reports are posted on the TNIBD website. Noteworthy items follow.

**TGR:** There were 13 closed / bad weather days. Revenues: Revenues ended below budget due to the unusual weather/snowfall impact. Expenses: This was the first month for the TopTracer lease.

A1 Electric lights for the parking lot came from the R&M budget. Total expenses were under budget.

After management and incentive fees, we are unfavorable to budget for January.

**TNIBD: Income:** We are below budget in Revenue because some of the 2024 assessment revenue payments were received in December, whereas the entire year's revenue is budgeted for in this month. YTD will reflect that the total received is equal to Budget. There were also no donations received in January. **Expenses:** We are above budget for expenses; however, this is primarily due to Depreciation.

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.

### **5. Proposed Amended Budget**

Chairman McGill stated that before next year's budget can be adopted, it will be necessary to amend the current budget; the fiscal year ends on March 31. Amending the budget would not have been necessary except for the fact that we have not yet received the promised \$500,000 from Jefferson Parish for the pool renovation. There were a couple of other categories with changes that were significant enough to warrant amending their budget line items. Interest income has increased by \$20,000, and net golf revenues were \$110,000 higher. Capital outlay was \$140,000 less. The net impact to the budget is \$230,000 rather than \$500,000.

Chairman McGill then made a motion to approve the final amended budget.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE AMENDED FYE 2025 BUDGET
VOTE:	4 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone
NAYS:	None
ABSENT:	Russell

Chairman McGill stated that the goal is to have the proposed FYE 2026 budget by April's meeting.

### **6. Resolution: 2025 Assessment**

Chairman McGill made a motion to approve the resolution establishing and setting the amount of the special assessment for the year 2025 in the amount of \$1,950.00 on all property subject to taxation within the District.

MOVER:	McGill
SECONDER:	Berthelot
ACTION:	APPROVE 2025 ASSESSMENT FOR \$1,950
VOTE:	4 – 0
YEAS:	McGill, Berthelot, Chauvin, Firestone





NAYS:	None
ABSENT:	Russell

**7. Adjourn the Meeting (7:52 PM)**

Chairman McGill made a motion to adjourn.

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

  
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Jon McGill, Chairman  
Signed:

  
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John Firestone, Secretary  
Signed:

Date approved: April 17, 2025