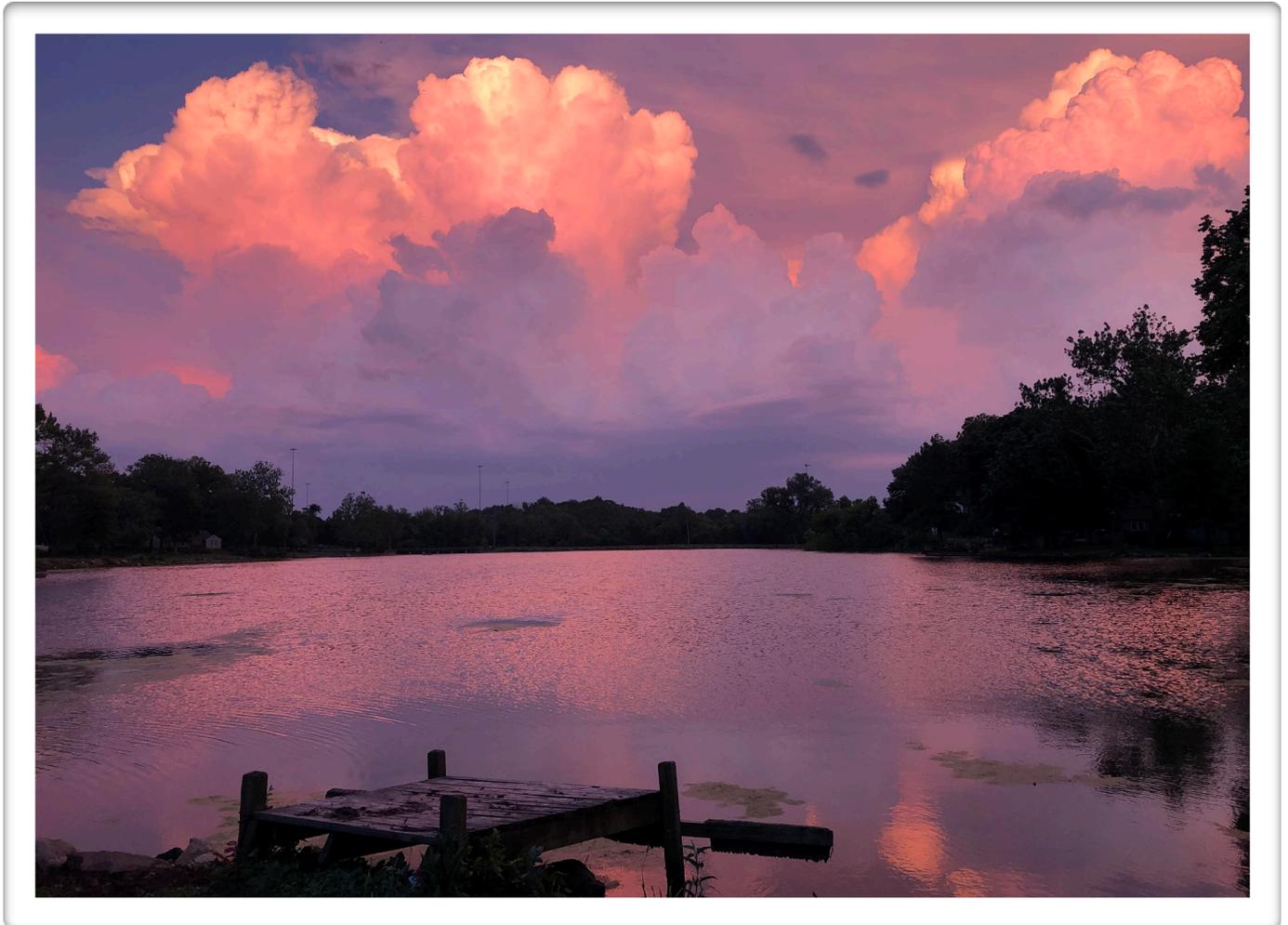


November 2021 Edition

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# HOUSTON LAKER

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Summer Solstice against a Summer Storm



Evonne Briones 6-20-2021



## November Community Calendar Events

Nov. 7<sup>th</sup> - **Sunday, at 2:00am.** Daylight Savings Time Ends.  
Move Your Clocks Back One Hour

Nov. 8<sup>th</sup> - City of Houston Lake Council Meeting, 7:30pm - City Hall or Virtually

We will be offering zoom every month until further notice as an option so more residents can attend. **You can email [cityclerk@houstonlake.net](mailto:cityclerk@houstonlake.net) to receive the link.**

Nov. 10<sup>th</sup> - Recycling and Trash pickup

Nov. 17<sup>th</sup> - Venetian Gardens Homes Association Meeting, 7:00pm - City Hall or Virtually.

Members wanting to attend should email:

**Secretary Sue Hodges at [hodges.susan@outlook.com](mailto:hodges.susan@outlook.com)** during the week prior to the meeting date for a meeting update and an invitation to the virtual meeting if necessary.

Nov. 24<sup>th</sup> - Trash pickup

Nov. 25<sup>th</sup> -



Dear Venetian Gardens HOA Members,

Thank you for electing me as your new president. I look forward to working with the Board and the Community on maintaining and improving the lake.

I want to thank Kerry Hallowell for her tenure as president. We will continue to build on her efforts.

I look forward to seeing each one of you at our next HOA meeting and continue seeing you around the lake. Please share your ideas and concerns with Board members and myself so we can develop a plan to address the issues.

Sincerely,

Joseph Briones

**CITY OFFICIALS**  
**CITY OF HOUSTON LAKE**

Mayor Chuck Stone = 816-305-3196  
([mayor@houstonlake.net](mailto:mayor@houstonlake.net))

City Clerk Sarah Schofield = 816-741-0644  
([cityclerk@houstonlake.net](mailto:cityclerk@houstonlake.net))

Sewer Grinder Pumps  
Sarah Schofield = 816-394-8828

City Collector - Kathryn Kreider  
([taxcollector@houstonlake.net](mailto:taxcollector@houstonlake.net))

Alderman (Ward 1 So.), Mayor Pro-Tem  
Evonne Briones = 901-596-6704  
([sw2-alderman@houstonlake.net](mailto:sw2-alderman@houstonlake.net))

Alderwoman (Ward 1 So.)  
Sarah Farsace = 816-863-2412  
([sw1-alderman@houstonlake.net](mailto:sw1-alderman@houstonlake.net))

Alderman (Ward 2 No.)  
Teena Walker-Robin = 816-769-6082  
([nw1-alderman@houstonlake.net](mailto:nw1-alderman@houstonlake.net))

Alderman (Ward 2 No.)  
Annemarie Murphy = 913-222-4705  
([nw2-alderman@houstonlake.net](mailto:nw2-alderman@houstonlake.net))

Codes Enforcement Officer  
Cathy Grove 913-701-7142  
([codesenforcement@houstonlake.net](mailto:codesenforcement@houstonlake.net))

Platte County Circuit Court Clerk  
Kim Johnson = 816-858-2232

Platte County Sheriff  
Non emergency 816-858-3521  
For emergencies please call 911  
Fire Dept. Dispatcher = 816-741-1191  
Fire Dept. Admin. = 816-372-9024

**VENETIAN GARDENS**  
**HOMES ASSOCIATION (HOA)**

President = Joe Briones  
([joe.briones@hotmail.com](mailto:joe.briones@hotmail.com))

Vice President = Brendan Brousseau  
([brendan.brousseau@gmail.com](mailto:brendan.brousseau@gmail.com))

Public Relations Officer =

Secretary /Treasurer/ Lake Tags = Susan Hodges  
816-786-2377 ([hodges.susan@outlook.com](mailto:hodges.susan@outlook.com))

Board Member = Kerry Hallowell  
816-695-4100 ([hallowellkerry2020@gmail.com](mailto:hallowellkerry2020@gmail.com))

Board Member = Mary Head  
816-741-5639 ([maryjewel40@gmail.com](mailto:maryjewel40@gmail.com))

Registrar/Editor - Houston Laker = Mary Head  
816-741-5639 ([editor@houstonlake.net](mailto:editor@houstonlake.net))

Water Quality Officer = Brendan Brousseau

Dam/Watershed Officer

Aerator Maintenanac = Brendan Brousseau

For more City and Homes Association Info  
and the Houston Laker Newspapers go to  
[www.houstonlake.net](http://www.houstonlake.net)

City of Houston Lake City Hall (816)741.0644

Notification to: Venetian Gardens Homes Association Board  
Venetian Gardens Homes Association Members  
Houston Lake Friends and Neighbors

Some of you may have attended a recent City meeting where statements were made either alluding to or stating the fact that the HOA did not or would not pay invoices from the City. Let me assure you that, unless there is a dispute, the HOA pays all valid invoices that are received. Please note I said when received. We cannot and will not pay any amount without a valid invoice or receipt.

Today, unlike previous years before I became Treasurer for the HOA, there is more transparency in the VGHA financial position. Anyone who attends an HOA meeting is generally provided a monthly financial statement and given a current cash balance, with an overview of the month's collections and expenses.

Annually financial statements are published in the Houston Laker. Most members know that they can pick up the phone and call me or send an email if they have a question or have an issue with anything related to the homes association, and I will try to assist them.

Since my professional life has been spent in the accounting industry, I value ethics. In fact, I am required to complete 2 hours of continuing education on this topic annually. Having said that let me tell you that I hold the HOA Board of Directors in the highest esteem.

So, if you hear that this HOA does not honor or pay valid invoices, please consider the source telling you this.

Furthermore, this published notification should be considered a public notice that the HOA is putting the City of Houston Lake on notice that invoices in excess of \$1,000 will no longer be paid unless the board has a voice in the decision-making process prior to entering into an agreement for purchase.

Let me explain. The HOA and the City share certain costs because the cost benefits both. The copier repair and maintenance, toner and paper are shared expenses, as are the costs of mowing, including repairs, fuel and man hours are shared expenses. For these costs the City pays 50% and the HOA pays 50%. The cost of purchasing equipment is not a shared expense. This month the HOA received an invoice from the City that included a charge for \$2,589.39 which was incurred to replace the mower engine with a new engine. So, the HOA cost is \$1,294.70. Did the City make a wise choice? Should the HOA have been a part of the decision-making process since it is obligated to pay 50% of the cost? Or even at a minimum do you not think that we should have been advised that it was incurred so that the expense could have been anticipated? Does the rest of this mower have enough life left to support the new engine?

Respectfully,

Susan K. Hodges, Treasurer  
Venetian Gardens Homes Association

Venetian Gardens Homes Association  
 5417 NW Adrian  
 Houston Lake, Missouri 64151

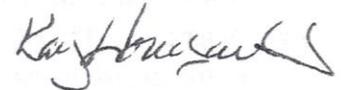
10.11.21

Invoice for shared services and/or other miscellaneous.

<u>Date</u>	<u>Vendor</u>	<u>Purchase</u>	<u>Total Cost</u>	<u>1/2</u>	<u>Homes Assoc Portion</u>
Jun 2021	Lawn Maintenance	7.0 hrs @ \$15.00/hr	105.00		52.50
Jul - Sep 2021	Lawn Maintenance	52.0 hrs @ \$15.00/hr	780.00		390.00
Aug 2021	Chuck Stone	Mower - Fuel	13.91		6.96
Aug 2021	Prairie Petroleum	Mower - Fuel	15.25		7.63
Oct 2021	Prairie Petroleum	Mower - Fuel	39.16		19.58
Jul 2021	Copier Shop	Toner	119.75		59.88
Oct 2021	Copier Shop	Toner	158.00		79.00
Aug 2021	Citi Cards	Paper	173.65		86.83
Jul 2021	Ball Power Equipment	Mower maintenance and repairs	2,589.39		1,294.70
Aug 2021	Chuck Stone	Mower maintenance and repairs	6.09		3.05
Jun 2021	Zoom	Online meeting	14.99		7.50
Jul 2021	Zoom	Online meeting	14.99		7.50
Aug 2021	Zoom	Online meeting	14.99		7.50
Sep 2021	Zoom	Online meeting	14.99		7.50
Oct 2021	Zoom	Online meeting	14.99		7.50
			<u>4,075.15</u>		<u>2,037.58</u>

Please make checks payable to Houston Lake General Fund.

Thank you,



Kay Honeycutt  
 Bookkeeper  
 816-741-5477

9:31 AM

10/09/21

Accrual Basis

# Venetian Gardens Homes Association

## Balance Sheet

As of September 30, 2021

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	<u>Sep 30, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of the West	102,206.02
Bank of the West Money Market	12,155.94
<b>Total Checking/Savings</b>	<u>114,361.96</u>
<b>Accounts Receivable</b>	
Member dues owed	39,038.87
<b>Total Accounts Receivable</b>	<u>39,038.87</u>
<b>Total Current Assets</b>	<u>153,400.83</u>
<b>TOTAL ASSETS</b>	<b><u>153,400.83</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	107,118.56
Net Income	46,282.27
<b>Total Equity</b>	<u>153,400.83</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>153,400.83</u></b>

## Venetian Gardens Homes Association

## Profit &amp; Loss

10/09/21

October 2020 through September 2021

Accrual Basis

	<u>Oct '20 - Sep 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Interest income	9.97
Member Dues	55,350.00
<b>Total Income</b>	<u>55,359.97</u>
<b>Expense</b>	
Appreciation gifts	100.00
Insurance Expense	2,511.00
Lake maintenance	5,333.45
Legal expense	725.00
Maintenance and repairs	1,029.90
Meals and Entertainment	75.79
Miscellaneous Expense	189.00
Mowing Service	717.77
Office Supplies	
Supplies	35.54
Toner	316.00
Office Supplies - Other	59.95
<b>Total Office Supplies</b>	<u>411.49</u>
Porta Potty	334.10
Postage	55.00
Professional Fees	150.00
Safe deposit box	60.00
<b>Utilities</b>	
Electricity	1,117.84
Water	114.13
<b>Total Utilities</b>	<u>1,231.97</u>
Water testing	180.25
<b>Total Expense</b>	<u>13,104.72</u>
<b>Net Ordinary Income</b>	42,255.25
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Late charges	4,027.02
<b>Total Other Income</b>	<u>4,027.02</u>
<b>Net Other Income</b>	<u>4,027.02</u>
<b>Net Income</b>	<u><u>46,282.27</u></u>

2021-2022

Budget

2,022  
Budget

Estimated Dues Payment

48,925

Office general and admin

2,000

Mowing

2,000

Lake, grounds and beach Maintenance

9,000

Silt pond maintenance

25,000

Legal

10,000

Insurance

2,800

Unforeseen event

1,500

Utilities

1,500

Maintenance and repair

2,500

Reserve funds

-7,375

Total expenses and reserve

48,925

Balance

0

Venetian Gardens Homes Association  
Meeting  
Minutes  
October 23, 2021

**Call to order:** The meeting was called to order at 1:05 at City Hall

**Roll Call:** Mary Head

Present: Kerry Hallowell, President, Joe Briones, Vice President, Susan Hodges, Secretary/Treasurer, Mary Head, Board Member

Absent: Teresa Olson, Board Member.

**Treasurer's report:**

Susan Hodges presented the financial statements for September 30, 2021. A member asked a question regarding the 2020 budget for lake maintenance that was not spent. It was explained that the budget permits the board to use funds up to the budgeted amount, but it is not required to spend the budgeted amount. Any unspent funds are retained in the bank for future use.

**Meeting:**

Joe Briones presented the 2021-2022 budget. The budget includes \$25,000 for silt pond maintenance and legal fees of \$10,000. Joe explained that if the bids we receive for cleaning out the silt pond exceeds \$25,000 then a special meeting will need to be held to approve any excess. A member asked about the \$10,000 budgeted for legal fees, and it was explained that this budgeted amount is planned to be used towards collecting past due member dues. It was also later explained that the budget for legal fees could also be used for other legal expenses. Another member questioned how we arrived at the amount budgeted for lake maintenance and Joe explained the itemized detail.

A question was raised regarding the cleanup of the peninsula. Joe advised the members that the work is still in process and that the rest of the trees and dirt will be removed, then the HOA will reseed the peninsula.

Sue Hodges pointed out the fact that Kenny Jarrell had removed most of the honeysuckle by the foot bridge noting that a bid had been provided last year to remove it at a cost of \$2,600. Dennis Hodges commented that Bill Winton had removed it all some years ago. (A big thank you to Kenny and Bill.)

A member asked why the silt pond needed to be cleaned. Joe explained that the silt pond is the lake's first defense to keep silt out of our lake. Because the contractor did a poor job of conservation management with building the school, a significant amount of silt came into the lake. The silt pond is there to slow down the water so that the silt can drop out before it gets to the lake.

Other discussions/suggestions followed.

The members then voted.

The Judges counted the votes and reported the following results. Joe Briones, Brendan Brousseau and Sue Hodges were elected as board members.

Joe Briones was elected as the new President and Brendan Brousseau was elected Vice-President. The 2022 dues are \$450. The 2021-2022 budget was approved.

The 2021-2022 board members are as follows:

President – Joe Briones

Vice-President – Brendan Brousseau

Secretary/Treasurer – Susan Hodges

Board Member – Kerry Hallowell

Board Member – Mary Head

The meeting adjourned at 2:45 p.m.

Minutes submitted by: Susan Hodges, Secretary

# City News

## Grinder Pump News

In September 2016, a series of grinder pump failures depleted the dedicated fund and caused the council to borrow from the general fund to meet its obligations. Under these extraordinary circumstances, the City Council passed an ordinance to increase the grinder pump annual fee from \$240 to \$480.

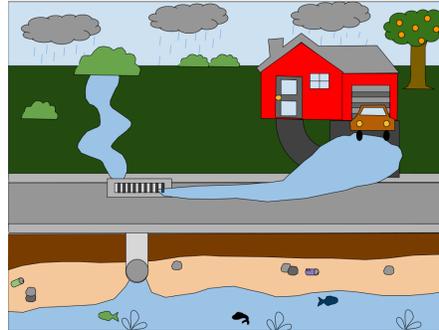
Fast forward to 2021. The grinder pump loan from the general fund has been repaid and the fund has \$25,000 in reserve. It's time to reevaluate.

Returning the fee to the 2016 amount will result in annual collections equal to the average amount spent yearly on pump maintenance averaged over the last 3 years.

Your mayor will bring the matter up at for vote at the next City Council meeting.



## Storm Water Funds from Rescue Grant



The city has recently received the first of two payments from the American Rescue Act Plan Act (ARPA).

The acceptable use of the money is limited. There are strict rules on reporting and documentation.

Storm water management is an acceptable purpose. After some creative thinking the city council plans to parlay the ARPA money into county grants for storm water control.

In the last years Houston Lake has been 2 for 2 on getting approval of storm water grants from the county. The grants refund 80% of the amount spent on stormwater. So funding it with ARPA we can accomplish a lot.

After prioritizing storm water issues, identifying funding is the next step. By parlaying the ARPA funds into county stormwater grants, we are there.

## Listening Sessions @ City Hall

In our ongoing quest to promote open and transparent government, Alderman Walker-Robin is sponsoring *Listening Session @ City Hall*.

Alderman Walker-Robin states, "I've been an outspoken proponent of the necessity to work outside the public meeting and also of increasing direct communication with our constituents, from day one. When we listen to each other, we come to understand each other and to appreciate our unique situations. This prevents the sort of otherizing that divides communities. It's not us and them, it's we."



*Listening Sessions* combines both of these ideas. I am at City Hall weekly on Wednesday evenings from 7 to 8 pm, working on city projects and available to residents. It's one on one if an individual shows up, or town hall style discussions if there's a group. There are no Robert's rules, no agenda, and no recording of notes. It is a time for listening."

## City of Houston Lake City Council Meeting Minutes from September 13, 2021 at 7:30pm

Held at City Hall – 5417 NW Adrian Houston Lake, MO with Residents also attended via Zoom

**Mayor Stone opened the meeting at 7:30pm** - Roll Call Roll Call - Mayor Stone, Alderman Sarah Farsace, Alderman Annemarie Murphy, Alderman Tina Walker-Robin, Alderman Evonne Brionnes attended virtually

**Motion to approve the Agenda for 09/13/2021** - Alderman Murphy, 2nd Alderman Briones, Roll Call Vote Aye - Alderman Briones, Alderman Murphy, Alderman Walker-Robin, Alderman Farsace Ney - None, Abstain - None, Motion passes

**Motion to approve the Minutes from 08/09/2021** - Alderman Farsace, 2nd Alderman Walker-Robin, Aye - Alderman Briones, Alderman Murphy, Alderman Walker-Robin, Alderman Farsace Ney - None, Abstain - None, Motion passes

**Emergency Management** - Fire Department Report provided by Riverside Fire Rescue Jim Taylor reporting. Sheriff Report provided by Captain Painter Sheriff Report - Woodrow Painter provided and read the report. There were 5 calls for service and 1 report on a motor vehicle accident, 4 traffic stops corrected from 1 that was on the report. Shift coverage report will begin in October 2021.

**Codes Report** - August 2021 Report by Code Enforcement Officer- not in attendance, report provided to city council

**Venetian Gardens' Homes Association Report** - Kerry Holloway reported that the meeting will be via Zoom on Wednesday at 7pm to discuss the peninsula

### Permits

Burn Permit - 5457 N Adrian Ave - Motion Alderman Walker-Robin, 2nd Alderman Murphy, Aye - Alderman Briones, Alderman Farsace, Alderman Murphy, Alderman Walker-Robin, Ney -None, Abstain - None. Permit Approved

Building Permit -5343 Edgewood Circle - Motion Alderman Briones, 2nd Alderman Farsace, Aye - Alderman Walker-Robin, Alderman Murphy, Alderman Briones, Alderman Farsace, Ney -None, Abstain - None. Permit Approved

Excavation Permit, Venetian Gardens Homes Association (Renewal of permit from 2 years ago) Removal of fill from dredging operation - Motion Alderman Farsace , 2nd Alderman Walker-Robin, Aye- Alderman Briones, Alderman Farsace, Alderman Murphy, Alderman Walker-Robin, Ney -None, Abstain - None. Permit Approved

**Treasurer's Report** Motion Alderman Farsace, 2nd Alderman Murphy, Aye - Alderman Walker-Robin, Alderman Briones, Alderman Farsace, Alderman Murphy, Ney -None, Abstain - None. Report Accepted

**Resolution No 09.13.2021** Motion Alderman Farsace, 2nd Alderman Walker-Robin, Aye - Alderman Briones, Alderman Murphy, Alderman Farsace, Alderman Walker-Robin, Ney -None, Abstain - None. Resolution Passed

### Old Business

Proposed Ordinances 405.010 and 405.070 Title of the Ordinance: Ordinance repealing sections 405.010 definitions and section 405.070 district are residential and enacting new section 405.010 definitions and section 405.070 district are residential. (read twice prior to the vote) Motion Alderman Briones, 2nd Alderman Farsace Aye - Alderman Briones, Alderman Farsace, Ney - Alderman Murphy, Alderman Walker-Robin, Mayor Stone, Abstain - None. Ordinance did not Pass

### New Business

No new business

**Adjournment** Motion Alderman Farsace, 2nd Alderman Walker-Robin, Aye - Alderman Briones, Alderman Murphy, Alderman Walker-Robin, Alderman Farsace, Ney -None, Abstain - None.

**Meeting adjourned 9:20pm**

# CODES ENFORCEMENT REQUEST

Houston Laker's

The City of Houston Lake would like to remind all residents with code enforcement complaints to contact City Hall with them. For the last several months I have been getting calls from the HOA with residents' complaints. While the HOA and the City work very closely, Codes Enforcement is a city entity and is separate from the HOA.

Staff would like to request that all complaints come through City Hall. We have tried to make it as easy as possible with four (*or 5*) ways to contact us:

[codesenforcement@houstonlake.net](mailto:codesenforcement@houstonlake.net)

**Leave a message at City Hall at 816-741-0644**

**Leave a message on my direct line at 913-701-7142.**

**Go to the City Website there is a link to e-mail us.**

***Or, if all else fails stop me on the street and I will look into it.***

You don't need to leave your name or address; you can stay anonymous. Staff **NEVER** gives out any information as to who made the complaint. But by contacting us directly we can track how many complaints we are getting on a particular property and how many complaints we get per month. You can, if you would like, request a call back to follow up on the complaint, this will require you to leave your name and phone number.

When you make a complaint, please make sure to include the address of the property and what the complaint is. Remember walking on to someone else's property is trespassing and City staff can not go onto the property to see anything.

Thank you in advance,

Codes Enforcement Staff

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Over 35 years of experience

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Specializing in Haircolor

Color Correction

Grey Coverage

Enhancing the Grey

Brow Shaping

Best wishes to you,  
Marlene