

November 2022 Edition

HOUSTON LAKER



Beautiful Fall Colors

 Evonne Briones

November Community Calendar Events

Nov. 3,10 &17th - Thursday- Open Access Listening Session @ City Hall.

All are welcome 7pm to 8pm.

Nov. 5,12,19, & 26th - Saturday- Open Access Listening Session @ City Hall

All are welcome 9am–10am with coffee and donuts

Nov. 3rd - Annual Tree, Brush and Limb Pickup

Nov 6th - Sunday at 2:00am.. Daylight Saving Time Ends – Push your clocks back one hour

Nov. 8th - General Election @ the Heartland Church of Christ, 6120 NW Prairie View Road, Kansas City, Mo. 64151. Time 6:00am to 7:00pm

Any questions please call: Platte County Board of Election 816.858.4400

Nov. 9th - Recycling and Trash pickup day

Nov. 14th - City of Houston Lake Council Meeting – City Hall – 7:30pm or Virtually

Video conferencing will use “Google Meet.” It has dial-in option. You can email (cityclerk@houstonlake.net) to receive the link.

Nov. 16th - **NO** Venetian Gardens Homes Association meeting

Nov. 24th - 

To the Homeowners of Houston Lake,

Thank you for voting in our annual election, your voice matters and I’m honored you chose me to fill the position of President of the HOA. I would like to thank Kerry Hallowell for her more than a decade of service to the community. Thank you to Joseph Briones and Brendan Brousseau for their year of service.

We have a vacancy on the board for a one year term. If you are interested in serving your community please contact me at 816-726-4455 before November 15.

Listening sessions are moving to Thursdays beginning November 3, I will be joining Alderman Teena Walker-Robin to have both City and HOA available for questions, ideas, comments or just to visit. We look forward to hearing from you.

Kind Regards

Pam Freese

The Homes Association dues statements will be mailed Jan. 31, 2023. Annual dues are \$450.00, and they will become delinquent March 2, 2023. Past due amounts are charged a 10% penalty each year. Payments can be mailed to City Hall or delivered to City Hall. If mailed please mail it to Venetian Gardens Homes Association, 5417 N Adrian Ave, Houston Lake, Mo. 64151. If delivered, please put your payment in the HOA mailbox on the front porch of city hall. If you have any questions call Secretary/Treasurer Susan Hodges 816.786.2377

or email her at hodges.susan@outlook.com,

Thank you

CITY OFFICIALS
CITY OF HOUSTON LAKE

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

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

Sewer Grinder Pumps
Sarah Schofield = 816-394-8828-text only

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

Alderwoman (Ward 1 So.)
Ashley Fugelstad
[\(\[sw2-alderman@houstonlake.gov\]\(mailto:sw2-alderman@houstonlake.gov\)\)](mailto:sw2-alderman@houstonlake.gov)

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

Alderwoman (Ward 2 No.) Mayor Pro-Tem
Teena Walker-Robin = 816-769-6082
[\(\[nw1-alderman@houstonlake.gov\]\(mailto:nw1-alderman@houstonlake.gov\)\)](mailto:nw1-alderman@houstonlake.gov)

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

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

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 = Pam Freese
816-726-4455

Vice President = Wendy Thompson
816-225-1018

Public Relations Officer =
[\(\[hoacommunication@venetianguardenshoa.org\]\(mailto:hoacommunication@venetianguardenshoa.org\)\)](mailto:hoacommunication@venetianguardenshoa.org)

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

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

Board Member =

Registrar/Editor - Houston Laker = Mary Head
816-741-5639 (maryjewel40@gmail.com)

Water Quality Officer =

Dam/Watershed Officer

Aerator Maintenance =

For more City and Homes Association Info
and the Houston Laker Newspapers go to
www.houstonlake.net

City of Houston Lake City Hall (816)741.0644



Annual Brush and Limb Pickup

Chuck Stone, Mayor



Starting on Thursday November 3rd a claw truck will be picking up roadside tree trunks, limbs and brush. Please have any of the above out to the front of your property by 3:00 PM Wednesday November 2nd to be tagged by the company doing the pickup. Tagging is proof that your limbs and brush were put out before the pick-up. Limbs put out after the Wednesday deadline that do not get a tag may be picked-up, but are not guaranteed to be picked-up.

What they will take

- Yard waste (except leaves) in paper bags
- Brush, tree limbs, and tree trunks stacked up and within 10 feet of the road, away from overhead power lines and other obstructions that may interfere with the mechanical claw that will pick them up

- There is no need to bundle limbs and brush but please place it in a manner that will facilitate easy pick-up

What they won't take

- Leaves
- Lumber
- plastic garbage bags with yard waste or trash inside
- Anything over six feet long
- Anything over 30 inches in diameter
- Anything that hasn't grown naturally on your property (except leaves)
- Any yard waste from another city

Leaf Pick-up

Chuck Stone, Mayor



Leaf pick-up will be done in the coming weeks. Watch for notice in this column, on houstonlake.gov, and/or on social media.

There is a charge of \$4 per bag. Missouri Organic charges \$2.00 per bag and the additional \$2.00 covers mileage charged to the City of Houston Lake. Contact Mayor Chuck Stone 816-305-3196 to arrange pick-up.

City Clerk - By Appointment!

Sarah Schofield, City Clerk



Currently, Alderwoman Walker-Robin and I are working on a City Calendar for the website to keep the community informed of meetings, events and general dates residents need to know. I will be posting hours that I am NOT available and will be taking appointments to meet with residents to complete and turn in permit requests, return Bond payments, etc. Currently I am not available Monday through Friday until after 4:30pm. I am always available via email at cityclerk@houstonlake.gov and in person at the City Council meeting the 2nd Monday of each month.

If you have an emergency you are welcome to contact me via text message at 816-394-8828. PLEASE do not leave voicemails at city hall unless it is something that can wait a day or a few for a response.



Spire Reports Plan to Pave Roads

Chuck Stone, Mayor



On Wednesday, Spire managers met with Mayor Stone and Former Mayor Freese to show where they expect to mill and overlay the roads.

Locations

- They will pave centerline to curb on Adrian from where it intersects with 56th Street to approximately just south of the first sharp curve when traveling southbound
- The only spot on Edgewood Trail will be through the low gulley curve from street address 5379 to 5367. The paving will be curb to curb
- They will also pave curb to curb on Edgewater from where it intersects with Edgewood to approximately 50 yards past Jeffrey Street.
- Houston Lake Drive will get asphalt patches in various locations.

When work will be done

- Unfortunately, Spire says that paving will not start until sometime early November or later. Mayor Stone is still waiting on a callback from American Water to hear their plans for paving.

General Election Day Nov. 8, 2022

Teena Walker-Robin



Election Day is just around the corner. A sample ballot for our district is available directly from the Platte County Board of Elections. Select *District 12 sample ballot* at <https://www.plattemovotes.org/ballot>.

A fillable, printable, request for absentee ballot is available from the Missouri state government at <https://www.sos.mo.gov/CMSImages/ElectionGoVoteMissouri/AbsenteeBallotRequestForm.pdf>

Grass Cutting Position Available

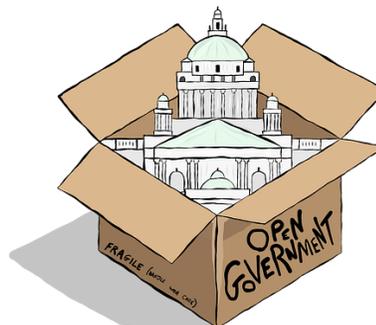


The City of Houston Lake is looking for a resident to cut grass in public areas during the growing season. Equipment is provided and pay rate is mandated by city code.

Please contact Mayor Chuck Stone to apply.

Transparency and Accessibility

Sarah Schofield, City Clerk



I have been working diligently on an electronic archive for all the records and documents for the City of Houston Lake. This will make the documents more accessible for the public and create a more timely effort to receive documents that are available to the public through Sunshine Law Requests.

Residents can opt in through their email address to have access to an electronic version of the meeting packet and to attend the meetings virtually if they are not able to attend in person. The packet is updated as items become available. The link to attend a meeting virtually is not available until an hour prior to the meeting.

As I continue to make an archive of the city records in a digital or electronic format, the residents will be notified through the website and/or Social Media. Have you visited the new city website? Check it out at houstonlake.gov .

In the meantime if you have any questions, concerns or would like to have access to the meeting packets and attend virtual meetings (I would much rather see you in person than on a screen) email cityclerk@houstonlake.gov .



City of Houston Lake
5417 N Adrian, Houston Lake, MO 64151
www.houstonlake.gov

City of Houston LakeCity Council Meeting Agenda - September 12, 2022 Held in person at City Hall and virtually via Google Meet - Working Minutes

Mayor Stone opened the meeting at 7:34pm Roll Call: Present - Mayor Chuck Stone, Alderwoman Sarah Farsace, Alderwoman Ashley Fuglestad, Alderwoman Annmarie Murphy, Alderwoman Teena Walker-Robin
Absent -None

Motion to Approve the Agenda for September 12, 2022: 1st Motion Alderwoman Murphy, 2nd Motion Alderwoman Farsace; Vote: Aye - Alderwoman Fuglestad, Alderwoman Walker-Robin, Alderwoman Murphy, Alderwoman Farsace; Ney - None; Abstain - None **Motion Passed**

Motion to Approve the Minutes from August 08, 2022: 1st Motion Alderwoman Farsace, 2nd Motion Alderwoman Walker-Robin; Vote: Aye - Alderwoman Walker-Robin, Alderwoman Murphy, Alderwoman Fuglestad, Alderwoman Farsace; Ney - None; Abstain - None **Motion Passed**

Emergency Management:

Fire Department - No report given, no one available to attend

Sheriff Report - Report emailed, in meeting packet, no sheriff available to attend

Codes Report August 2022: Report Presented by Cathy Grove, Codes Enforcement Officer - Staff wrote 4 violations for the month; 3 grass and weed that were abated, 1 junk, trash and debris that was abated. 1 violation from July was abated

Venetian Gardens HomeOwners Association Report - Mary Jewel Meeting September 21st

Public Discussion -

- Sharon Delefuente - Trash service is very good and the gentleman gets out of the beach and picks up trash. They go above and beyond their service. Opposed to speed bumps, it doesn't do its job and they don't effectively control speed. The snow plows have trouble and maybe the police should be patrolling at Adrian and 56th street.
- Katherine Stauckbauer - Kerry Hallowell has an old trash can with lid that can be zip tied and would like to leave it at the beach on the street side of the fence to help with trash dropped. Council brought up the maintenance of the trashcan. Still harassing MoDot and the sign has not been replaced. Moved up a level and promised that the Houston Lake sign will be replaced and the mowing will be done. Water pressure reduction valves, when they increase the size of the pipes on the south side the water heaters will burst. Everyone will need to put a water pressure reduction valve on their water heaters. American Water has not been helpful in getting an answer on getting the valves for water heaters.
- Pam Riley - On the North side of Adrian is Kansas City and no one pays attention to the speed limit. If people are leaving Houston Lake they are not driving slowly. Is there a chance to have a speed bump on Adrian?

Permits

Motion to Approve Burn Permit at 5411 NW Edgewood Trail: 1st Motion Alderwoman Farsace, 2nd Motion Alderwoman Murphy; Vote: Aye - Alderwoman Fuglestad, Alderwoman Walker-Robin, Alderwoman Murphy, Alderwoman Farsace; Ney - None; Abstain - None **Permit Approved**

No Building Permits to Approve

Motion to Accept the Treasurer's Report: 1st Motion Alderwoman Murphy, 2nd Motion Alderwoman Fuglestad; Vote: Aye - Alderwoman Farsace, Alderwoman Fuglestad, Alderwoman Murphy, Alderwoman Walker-Robin; Ney - None; Abstain - None **Report Accepted**

Motion to Approve Resolution Number 09.12.2022: 1st Motion Alderwoman Murphy, 2nd Motion Alderwoman Farsace; Vote: Aye - Alderwoman Walker-Robin, Alderwoman Fuglestad, Alderwoman Farsace, Alderwoman Murphy; Ney - None; Abstain - None **Motion Passes**

Old Business

- Spillway Bridge Update - Mayor Stone moved the wood for replacement down to the bridge and will begin working on it in the fall. We have a grant application in for the bridge and will hear around the 17th and if approved, will put up a vote for the April election for a municipal bond to improve the bridge. Alderwoman Farsace asked if there will be a vote to open the bridge. The council would have to approve to put the opening of the bridge on the ballot before the public could vote. The grant is only if the bridge is used for vehicles, not just foot traffic.
- Draft Regulations for STRs (Short Term Rentals) - Still working on the application for the permit for Short Term Rentals. Have looked into other communities and used some of their ideas. Alderwoman Farsace asked if the draft is going to planning and zoning or did they give the draft to council. Alderwoman Walker-Robin said that nothing has gone to planning and zoning. Mayor Stone read the draft out loud. HOA had not seen the draft yet, stopped into an HOA meeting and spoke with the board that a resident felt that the HOA should share the fees from the permits because they maintain the lake. If the HOA will not allow guests into the lake then they should not receive any money from the permits. Mayor Stone did offer to have a meeting with the City and HOA. No public comment.
- **Motion present the Short Term Rental Draft to the Planning after edits:** 1st Motion Alderwoman Murphy, 2nd Motion Alderwoman Fuglestad; Vote: Aye - Alderwoman Farsace, Alderwoman Fuglestad, Alderwoman Murphy, Alderwoman Walker-Robin; Ney - None; Abstain - None **Motion Passes**

New Business

- Legalizing Golf Carts - More information will be gathered and then will go to city council for a vote
- **Motion to Approve Resolution to name a cove behind the residence of the late Alderman Cowan in his honor:** 1st Motion Alderwoman Farsace, 2nd Motion Alderwoman Murphy; Vote: Aye - Alderwoman Farsace, Alderwoman Fuglestad, Alderwoman Murphy, Alderwoman Walker-Robin; Ney - None; Abstain - None **Motion Passes**

Motion to Adjourn: 1st Motion Alderwoman Farsace, 2nd Motion Alderwoman Murphy; Vote: Aye - Alderwoman Fuglestad, Alderwoman Walker-Robin, Alderwoman Murphy, Alderwoman Farsace **Motion Passes**

Meeting adjourned at 10:00pm

Final Minutes Approved 10/17/2022

Sarah Schofield

City Clerk

Venetian Gardens Homes Association
Meeting
Minutes
October 22, 2022

Joseph Briones announced his resignation from the board effective immediately.

Call to order: Brendan Brousseau

Roll Call: Mary Head

Present: Brendan Brousseau, Vice President, Susan Hodges, Secretary/Treasurer, Mary Head, Board Member
Absent: Kerry Hollowell, Board Member.

Treasurer's report:

Susan Hodges presented the financial statements for September 30, 2022.

Meeting:

Brendan Brousseau presented the 5-year and 10-year plan. The 5-year plan is to continue pursuing outside funding for the lake by applying for grants and continuing a letter writing campaign asking for contributions. We are not just a private community; we are also maintaining a watershed for Kansas City and the Missouri River. We plan to continue pursuing options for dredging the west side of the lake and building a capital fund. The silt pond was not cleaned this year since three different contractors said it wasn't needed now, but it will be needed during the next few years. The HOA dock needs to be repaired. We started this last year but did not complete it due to funding. The mapping of the lake will continue. The Board has information from 2001 that shows part of the lake is at the same relative depth of 6 to 8 feet. What has changed is the water and other things coming into the lake on the west side (it was subsequently clarified that the west side is about 100 to 150 yards from the end of the peninsula all the way back to the silt pond). The Board will continue to take samples of the water and are very happy to be working with the Missouri Naturalists that have been working this last year at the lake. We will also need to look at updating the corporate documents.

The 10-year plan is to establish capital funds to do a full dredge of the lake whether it is by dredging or a full temporary drain of the lake to get more depth to the lake. It is also planned to build a dock for second tier homes to have boats moored. The plan also includes protecting the lake's watershed.

The meeting was then opened for member questions and other discussions/suggestions followed.

The members then voted.

The Judges, Sharron DeLaFuente, Teresa Olson and Katherine Stockbauer counted the votes and reported the following results.

Vote for Board Member

Brendan Brousseau	24
Pam Freese	34
Kerry Hollowell	9
Mary Head	29
Wendy Thompson	30

Vote for President and Vice President

	President	Vice President
Joe Briones	5	1
Brendan Brousseau	2	6
Pam Freese	29	2
Sue Hodges		3
Mary Head	2	5
Wendy Thompson	1	24

Vote for Dues

\$ 50	6
\$450	28
\$500	9

Vote for Budget

Yes	32
No	10

The 2022-2023 board members are as follows:

President – Pam Freese
Vice-President – Wendy Thompson
Secretary/Treasurer – Susan Hodges
Board Member – Mary Head
Board Member – To be appointed by 2022-2023 Board of Directors

The Venetian Gardens Homes Association bylaws require the President of the Board of Directors to appoint a three member committee from the Association members to audit the records of the Association. Jean Harris, Teresa Olson and Katherine Stockbauer audited the records and provided a Memorandum which Katherine Stockbauer presented to the members with the following finding:

The audit committee finds that the books and records of the Venetian Gardens Homes Association for the fiscal year ending September 30, 2022, prepared by the current Treasurer, Susan K. Hodges, are materially correct and adequate supporting records are maintained.

The Audit committee's report is hereby made a part of these minutes as required by the bylaws.

The meeting adjourned at 2:36 p.m.

Minutes submitted by: Susan Hodges, Secretary

5:10 PM
10/21/22
Accrual Basis

Venetian Gardens Homes Association
Balance Sheet
As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Bank of the West	152,831.22
Bank of the West Money Market	13,722.29
Total Checking/Savings	166,553.51
Accounts Receivable	
Member dues owed	30,737.93
Total Accounts Receivable	30,737.93
Other Current Assets	
Undeposited Funds	1,668.75
Total Other Current Assets	1,668.75
Total Current Assets	198,960.19
TOTAL ASSETS	198,960.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	1,973.82
Total Accounts Payable	1,973.82
Total Current Liabilities	1,973.82
Total Liabilities	1,973.82
Equity	
Retained Earnings	153,280.83
Net Income	43,705.54
Total Equity	196,986.37
TOTAL LIABILITIES & EQUITY	198,960.19

5:09 PM
10/21/22
Accrual Basis

Venetian Gardens Homes Association
Profit & Loss
October 2021 through September 2022

	Oct '21 - Sep 22
Ordinary Income/Expense	
Income	
Interest income	13.94
Member Dues	55,350.00
Total Income	55,363.94
Expense	
Appreciation gifts	100.00
Community projects	395.00
Houston Laker delivery expense	25.00
Insurance Expense	2,784.00
Lake maintenance	4,532.07
Legal expense	1,500.00
Miscellaneous Expense	184.02
Mowing Service	900.76
Office Supplies	2,083.67
Porta Potty	395.14
Postage	479.73
Professional Fees	150.00
Safe deposit box	120.00
Unforseen event	1,294.70
Utilities	1,560.24
Water testing	143.25
Total Expense	16,647.58
Net Ordinary Income	38,716.36
Other Income/Expense	
Other Income	
Late charges	4,989.18
Total Other Income	4,989.18
Net Other Income	4,989.18
Net Income	43,705.54

Venetian Gardens Homes Association 5 to 10 Year Plan.

Five (5) Year Plan:

- Pursue outside funding for the lake.
 - Grants
 - Letter writing campaign.
- Build a fund for capital projects.
- Dredge Westside of lake.
- Dredge silt pound.
- Build new dock at Mayor’s Park.
- Continue mapping depth of lake.
- Continue taking water samples of the lake.
 - Look into widening the materials tested from Houston Lake’s water.
- Look into amending the corporate documents (Restrictions, By-Laws, Regulations).
- Look into having a market where wares and services are sold and a portion of sales goes to the HOA.

Ten (10) Year Plan:

- Have a fund established that supports lake capital projects.
- Have the complete lake dredged.
- Protect lake’s watershed.
- Build a dock for second tier homes to have boats moored.

Venetian Gardens Homes Association			
2022-2023			
Budget			
			Budget
Estimated dues collected			47,700
Office general and admin			2,000
Mowing			6,000
Lake, grounds and beach Maintenance			15,000
Legal			5,000
Insurance			3,000
Unforeseen event			1,500
Utilities			1,750
Maintenance and repair			2,500
Increase to cash			10,950
Total expenses and reserve			47,700
Balance			0

EXTENSION OF VENETIAN GARDENS RESTRICTION AGREEMENT

PERSONS BOUND BY THESE RESTRICTIONS:

All persons and corporations, including without limitation, their respective heirs, administrators, executors, successors, trustees and assigns who now own or who hereafter acquire an interest in any of the land subject to these Restrictions expressly agrees and shall be deemed to agree to all Restrictions set forth herein and/or Declaration of Restrictions as Amended and restated previous hereto. Provided, however, nothing contained herein shall be construed or applied to prevent the continued use of said land, including a contract or lease pertaining thereto for which such land is currently being used until the earlier of modification of land or use or expiration of such contract or lease, whichever occurs first.

1. Do you approve the proposed amendment? YES NO **34-33**

MISSION STATEMENT:

“Venetian Garden’s Homes Association” (HOA, and Association) is here to protect and maintain the health of Houston Lake, its watershed, wildlife, and HOA properties.

The HOA is to follow its established By-Laws, Restrictions and Regulations to support its mission. HOA will promote social functions for its members. HOA shall educate its members and community on lake and watershed issues. The HOA will strive for excellence through development of resources and community.

2. Do you approve the proposed amendment? YES NO **44-24**

USE OF SAID LAND:

The 1964 Venetian Gardens Restriction Agreement #9562 which amended and modified the Declaration of Restrictions for the Venetian Gardens Homes Association of 1948, should be and is, hereby, amended at p. 2 of the said Restriction Agreement (referred to hereinafter as “Restrictions”) as follows:

That portion of the Restrictions commencing under the heading “USE OF SAID LAND” is amended to add the following:

The uses that are permitted hereunder expressly do not include and, hereby, expressly EXCLUDE any form of rental of any real property subject to the Restrictions, including without limitation, any short-term rental for temporary and/or vacation uses such as Air B&B, VRBO, and any other such rental to anyone other than an immediate family member of the owner of any such lot. The term “immediate family member” shall mean and include spouse, mother, father, son, daughter, grandson or granddaughter of any owner. The term “Short-term Rental” (STR) shall mean a rental of any single-family home, or a portion of such legally permitted dwelling unit for a period of less than thirty (30) consecutive calendar days. Short-term rentals shall be prohibited in the City of Houston Lake.

In addition to and in combination with the above-stated permissive and/or prohibited uses of the land, lots and/or tracts subject to this Declaration as Amended and Restated, no such land, lots or tracts of land shall be used for any unlawful purpose or for any purpose or activity that is unreasonably intrusive upon or interferes with the lawful rights, interests and entitlement of any other members of Venetian Gardens Homes Association to the quiet and beneficial use and enjoyment of their respective lot, land and/or tracts of land or which constitutes a nuisance as defined or established by Missouri law.

The above-stated amended language supplements and adds to but does not supersede, replace or amend the preexisting language of the HOA Restriction Agreement of 1964, No. 9562, all such preexisting terms being restated in their entirety and remaining fully in effect, operational and binding upon each member of the HOA and encumbering the real property owned by each such member running with the land.

3. Do you approve the proposed amendment? YES NO **26-43**

**OFFICIAL BALLOT - VENETIAN GARDENS HOMES ASSOCIATION SPECIAL MEETING
VOTE FOR AMENDING RESTRICTION AGREEMENT, BY-LAWS AND REGULATIONS - OCTOBER 12, 2022**

Long Term Rental. – Property owner to provide a minimum thirty (30) day rental agreement. Once original agreement is established the two parties can establish a month-to-month agreement.

4. Do you approve the proposed amendment? YES NO **33-34**

Fences cannot be against the shoreline of the lake. Fences on properties must be twenty feet (20') from the lake shoreline.

5. Do you approve the proposed amendment? YES NO **35-31**

EASEMENT CREATED:

An easement is hereby created for the purpose of placing pipes, conduits, poles, wires, sewers and other necessary construction across the front end and/or back of said lots and tracts of land whenever necessary for the transmission of water, gas, electrical energy, [sewage](#) and [Lake Maintenance](#), and to that end privilege is hereby granted for such excavation as may be necessary for such construction work; provided, however, that dirt taken from any excavation shall be replaced and the surfaces left as nearly as possible in its original condition after the work is completed. [Easement from lake shoreline will be twenty feet \(20'\). No permanent structure shall be built on easement.](#) Homeowners are responsible to maintain the property regardless of the easement rights.

6. Do you approve the proposed amendment? YES NO **35-31**

LAKE PRIVILEGES:

Members not in good standing of Venetian Gardens Homes Association will be fined for their usage and/or guest(s) for using the Lake or HOA facilities. First notification to member will be a written warning from the HOA for the violation stated in this section. The second notice will include a fine. Fines are to be paid in thirty (30) days of notice, refer to (FEES & FINES.).

7. Do you approve the proposed amendment? YES NO **36-30**

METHOD OF PROVIDING GENERAL FUND AND SPECIAL FUND:

GENERAL FUND

The amount of the annual assessment shall consist of a minimum of [TWO HUNDRED DOLLARS \(\\$200.00\)](#) per lot or tract and such additional funds as may be authorized by the majority of the qualified members voting by secret ballot on the regular or special association election day.

8. Do you approve the proposed amendment? YES NO **37-29**

SPECIAL FUND

Venetian Gardens Homes Association shall establish and maintain a financial account solely for the purpose of Capital Projects and Land Purchase. The HOA shall save a minimum of TWENTY percent (20%) of annual dues collected for the calendar year in a designated financial account for future Capital Projects and Land Purchase. The minimum to be held in the financial account shall be TWENTY percent (20%) of the annual dues collected of the current Calendar Year, there will be no cap on the top end of the account. No Capital Project or Land Purchase executed by the HOA shall reduce the account below its minimum holding requirement. The Special Fund can only go below the minimum for emergencies. The annual contribution to the Special Fund shall be deposited by February 1st following the prior Calendar Year.

9. Do you approve the proposed amendment? YES NO **37-31**

**OFFICIAL BALLOT - VENETIAN GARDENS HOMES ASSOCIATION SPECIAL MEETING
VOTE FOR AMENDING RESTRICTION AGREEMENT, BY-LAWS AND REGULATIONS - OCTOBER 12, 2022**

EXPENDITURES LIMITED:

The Board is permitted to use available funds to conduct the business affairs of the Association as long as the expense was included in the budget for the current year and the budget has been approved by a two-thirds (2/3) majority vote of qualified members. Additionally, other maintenance, operating and construction expenses under FIVE HUNDRED DOLLARS (\$500.00) each or a total of ONE THOUSAND DOLLARS (\$1000.00) per year may be approved by the Board of Directors of the Venetian Gardens Homes Association, approved by all Board members. All other expenses must be approved by a majority vote of qualified voting members voting by secret ballot at a regular or special election.

10. Do you approve the proposed amendment? YES NO **40-28**

FEES & FINES:

Fees:

- i) New Dock fee, refer to 2022 amended Venetian Gardens Homes Association Official Regulations- FIFTY DOLLARS (\$50.00).

11. Do you approve the proposed amendment? YES NO **38-30**

Fines

- i) Violation of Use of LAKE PRIVILEGES, per occurrence – ONE HUNDRED DOLLARS (\$100.00).

12. Do you approve the proposed amendment? YES NO **28-40**

- ii) Violation of USE OF SAID LAND, per occurrence - ONE THOUSAND DOLLARS (\$1,000.00).

13. Do you approve the proposed amendment? YES NO **30-36**

DEFINITIONS:

“Calendar Year” is defined as January 1, XXXX to December 31, XXXX.

“Capital Projects” is defined as major lake projects like the following: dredging, erosion control, dam work, and building Recreational Facilities.

“Expenditures” is defined as Capital Projects, Land Purchase and purchases over FIVE THOUSAND DOLLARS (5,000.00).

“Houston Lake” is located at the following coordinates 39.1928° N, 94.6202° W and has the following names “Lake Venetia” or “Lake Venetian.”

“Lake Maintenance” is defined as lake projects like the following: dredging, erosion control, dam work, removal of tree(s) in lake, removal of debris in lake, aquatic vegetation mitigation, and management of wildlife.

“Land Purchase” is defined as property to be purchased to help protect and sustain the lake.

“Recreational Facilities” is defined as picnic shelter, dock(s) and Venetian Gardens Homes Association parks.

14. Do you approve the proposed amendment? YES NO **42-25**

**AMENDED BY – LAWS OF VENETIAN GARDENS HOMES
ASSOCIATION**

ARTICLE I SECTION 1

In the event any lot or tract is occupied by a non-member, the lot owner may designate the tenant to be a "Tenant Member" (of legal age according to Missouri state law) of the Venetian Gardens Homes Association for lake and property privileges only. The Tenant Member will have no voting rights with respect to Homes Association activities.

15. Do you approve the proposed amendment? YES NO 45-23

ARTICLE I SECTION 2

MEMBER IN GOOD STANDING: A member who has paid all annual assessments, special assessments, or instalments of special assessments due for the current year(s) and who is not delinquent in payment for current and previous year(s) and whose use privilege has not been suspended by the Board of Directors.

16. Do you approve the proposed amendment? YES NO 46-23

ARTICLE II. BOARD OF DIRECTORS AND ELECTION THEREOF:

SECTION 3. No Director can be on the HOA Board while on Houston Lake City Council.

17. Do you approve the proposed amendment? YES NO 40-26

SECTION 5. All candidates for the Board of Directors shall file their announcements of candidacy with the Secretary of the Association at least forty-five (45) days before the election.

18. Do you approve the proposed amendment? YES NO 42-26

SECTION 9. Absentee ballots will be furnished upon request to any association member in good standing from the Secretary. These ballots must be returned to the Secretary before scheduled Annual or Scheduled Special meeting on the day of the election in order for the ballot to be counted and valid. The Board shall be responsible for controlling the method absentee ballots are furnished to ensure that each absentee ballot can only be counted one time.

19. Do you approve the proposed amendment? YES NO 47-21

SECTION 11. After the directors have been elected, the general membership of the Homes Association will proceed under the outgoing Board to elect (1st) a President and (2nd) a Vice President from the incoming Board of Directors. These officers will serve until the next annual election or until their successors are duly elected or qualified. Members shall vote choosing the President and Vice President of the new Board of Directors by secret ballot, results will be conducted by the aforementioned election judges. In the event that one or both positions should not be filled, then the newly elected or incoming Board when duly convened shall ballot in secret to fill the position(s).

20. Do you approve the proposed amendment? YES NO 41-27

ARTICLE IV. THE ANNUAL BUDGET:

SECTION 3. The Board of Directors shall prepare a ballot presenting THREE (3) or more proposals, including the current and minimum assessment to be voted on by the Association Members at the regular election of the October General Meeting. Essentially those proposals shall state the assessment per tract (RESTRICTION AGREEMENT – GENERAL FUND / SPECIAL FUND) the minimum rate specified in the AGREEMENT built around the budget (ARTICLE IV SECTION 1.) The Secretary of the Association shall notify, by mail, all members of the Association of the proposals to be voted on not less the SEVEN (7) days, nor more than TWENTY (20) days prior to the day of the Election.

21. Do you approve the proposed amendment? YES NO 44-26

OFFICIAL BALLOT - VENETIAN GARDENS HOMES ASSOCIATION SPECIAL MEETING
VOTE FOR AMENDING RESTRICTION AGREEMENT, BY-LAWS AND REGULATIONS - OCTOBER 12, 2022

ARTICLE X. AUDITING:

SECTION 1. Board of Directors shall appoint a three-member committee from among the Association members in good standing to audit the records of the Association.

22. Do you approve the proposed amendment? YES NO 44-22

SECTION 2. A copy of the annual financial report shall be published in a local paper and made available to every Houston Lake property owner.

23. Do you approve the proposed amendment? YES NO 50-19

**VENETIAN GARDENS HOMES ASSOCIATION OFFICIAL
REGULATIONS**

5. No fishing allowed beyond the gate at the swim beach.

24. Do you approve the proposed amendment? YES NO 47-19

10. Avoid the use of profane language when at the beach. No alcoholic beverages permitted at the beach.

25. Do you approve the proposed amendment? YES NO 36-33

14. Fishermen are to follow all current Missouri state regulations and laws for fishing in the lake.

26. Do you approve the proposed amendment? YES NO 47-21

26. All new docks must be approved by the HOA Board. Docks must be pressure treated or composite materials to be used. (12') twelve feet by (15') fifteen feet for maximum dock size. (10') ten feet over the water max for ramp. Must use new solid (not hollow) encapsulated foam – minimum (12") twelve inches in height. Dock fee is required for all new dock builds, including new builds on properties with existing docks. Design of new dock to be provided to HOA board for approval.

27. Do you approve the proposed amendment? YES NO 32-34

27. Docks to be inspected annually for the integrity of their structure. If dock is deemed unsafe for use, by HOA Board a notification will be sent to member(s), to remove or repair dock to current regulations. Removal of dock will be at member's own expense. If member does not comply within (90) days of notification, HOA will remove dock at member's expense and member may be fined up to (\$1,000.00) One Thousand Dollars.

28. Do you approve the proposed amendment? YES NO 27-38

28. If watercraft is listing to one side due to water in body of craft or pontoons, member must remove all water from watercraft or watercraft from lake at member's own cost.

29. Do you approve the proposed amendment? YES NO 40-27

29. If you wish to launch any new watercraft on the lake, it must be inspected and approved by the HOA. If a watercraft is used in any other body of water, it must be inspected by the HOA before re-entering Houston Lake.

30. Do you approve the proposed amendment? YES NO 44-23

THE WORKS by MARLENE

a licensed Style Salon

816-587-1550

by appointment only

In Houston Lake!

Over 35 years of experience

Convenient hours

Haircuts Uniquely for You

Specializing in Haircolor

Color Correction

Grey Coverage

Enhancing the Grey

Brow Shaping

Best wishes to you,
Marlene

OFFICIAL BALLOT
General Election
Platte County, Missouri
November 8, 2022



1

Instructions

Completely fill in the target next to the candidate or question response of your choice like this: ●

If you do not see the name of the candidate for whom you wish to vote, darken the target the write-in line and print the name of the candidate on the write-in line provided.

If you are in favor of the question, completely fill in the target opposite "YES". If you are opposed to the question, completely fill in the target opposite "NO".

NOTE: The ballot reading device in use is designed to only record votes cast as a filled in target. There can be no erasures, stray marks, check marks, or cross outs on the ballot. If you make an error marking the ballot, see an Election Judge to receive a replacement ballot.

Federal

For United States Senator

(Vote for ONE)

- Eric Schmitt Republican
- Trudy Busch Valentine Democratic
- Jonathan Dine Libertarian
- Paul Venable Constitution
- Write-in

State of Missouri

For State Auditor

(Vote for ONE)

- Scott Fitzpatrick Republican
- Alan Green Democratic
- John A. Hartwig, Jr. Libertarian
- Write-in

Platte County

For Presiding Commissioner

(Vote for ONE)

- Scott Fricker Republican
- John DeFoor Sr. Democratic
- Write-in

For County Clerk

(Vote for ONE)

- Jera Pruitt Republican
- Rebecca Nafzinger Democratic
- Write-in

For County Auditor

(Vote for ONE)

- Kevin Robinson Republican
- Write-in

For Recorder of Deeds

(Vote for ONE)

- Christopher L. Wright Republican
- Write-in

For Collector

(Vote for ONE)

- Sheila L. Palmer Republican
- Write-in

For Prosecuting Attorney

(Vote for ONE)

- Eric Zahnd Republican
- Write-in

Shall Judge KAREN KING MITCHELL of the Western District Court of Appeals be retained in office?

- YES
- NO

Shall Judge MARK D. PFEIFFER of the Western District Court of Appeals be retained in office?

- YES
- NO

Shall Judge DOUG THOMSON of the Western District Court of Appeals be retained in office?

- YES
- NO

CIRCUIT JUDGES
6th Judicial Circuit

Division No. 1

Shall Judge THOMAS C. FINCHAM, Circuit Judge of Judicial Circuit No. 6, be retained in office?

- YES
- NO

Division No. 2

Shall Judge ANN HANSBROUGH, Circuit Judge of Judicial Circuit No. 6, be retained in office?

- YES
- NO

Paul Venable Conservative
Write-in

State of Missouri
For State Auditor
(Vote for ONE)

Scott Fitzpatrick Republican
Alan Green Democratic
John A. Hartwig, Jr. Libertarian
Write-in

For United States Representative 6th District

(Vote for ONE)
Sam Graves Republican
Henry Martin Democratic
Edward A (Andy) Maidment Libertarian
Write-in

State Legislature
For State Senator District 34

(Vote for ONE)
Tony Luetkemeyer Republican
Sarah Shorter Democratic
Write-in

For State Representative District 12

(Vote for ONE)
Tom Hutsler Republican
Jamie Johnson Democratic
Write-in

For Collector
(Vote for ONE)

Sheila L. Palmer Republican
Write-in

For Prosecuting Attorney
(Vote for ONE)

Eric Zahnd Republican
Write-in

Official Judicial Ballot

Submitting to the voters whether the Judges named below, whose terms expire December 31, 2022, shall be retained in office for new terms.

VOTE ON EACH JUDGE

MISSOURI SUPREME COURT JUDGES

Shall Judge ZEL M FISCHER of the Missouri Supreme Court be retained in office?
YES
NO

Shall Judge ROBIN RANSOM of the Missouri Supreme Court be retained in office?
YES
NO

MISSOURI COURT OF APPEALS JUDGE, WESTERN DISTRICT

Shall Judge ALOK AHUJA of the Western District Court of Appeals be retained in office?
YES
NO

YES
NO

Division No. 2

Shall Judge ANN HANSBROUGH, Circuit Judge of Judicial Circuit No. 6, be retained in office?
YES
NO

ASSOCIATE CIRCUIT JUDGES 6th Judicial Circuit

Division No. 4

Shall Judge MEGAN BLAIR BENTON, Associate Circuit Judge of Judicial Circuit No. 6, be retained in office?
YES
NO

**CONSTITUTIONAL
AMENDMENTS &
CONSTITUTIONAL
CONVENTION**

**CONSTITUTIONAL
AMENDMENT NO. 1**

Proposed by the 101st General Assembly
(First Regular Session)
HCS HJR 35

Do you want to amend the Missouri Constitution to:

- allow the General Assembly to override the current constitutional restrictions of state investments by the state treasurer; and
- allow state investments in municipal securities possessing one of the top five highest long term ratings or the highest short term rating?

State governmental entities estimate no costs and increased interest revenue of \$2 million per year. Local governmental entities estimate no costs and increased interest revenue of at least \$34,000 per year.

YES
NO

**CONSTITUTIONAL
AMENDMENT NO. 3**

Proposed by Initiative Petition

Do you want to amend the Missouri Constitution to:

- remove state prohibitions on purchasing, possessing, consuming, using, delivering, manufacturing, and selling marijuana for personal use for adults over the age of twenty-one;
- require a registration card for personal cultivation with prescribed limits;
- allow persons with certain marijuana-related non-violent offenses to petition for release from incarceration or parole and probation and have records

**CONSTITUTIONAL
AMENDMENT NO. 4**

Proposed by the 101st General Assembly
(Second Regular Session)
SS2 SJR 38

Shall the Missouri Constitution be amended to authorize laws, passed before December 31, 2026, that increase minimum funding for a police force established by a state board of police commissioners to insure such police force has additional resources to serve its communities?

State and local governmental entities estimate no additional costs or savings related to this proposal.

YES
NO

**CONSTITUTIONAL
AMENDMENT NO. 5**

Proposed by the 101st General Assembly
(Second Regular Session)
HJR 116

Shall the Missouri National Guard currently under the Missouri Department of Public Safety be its own department, known as the Missouri Department of the National Guard which shall be required to protect the constitutional rights and civil liberties of Missourians?

State governmental entities estimate no savings and ongoing costs of \$132,000 annually. Local governmental entities estimate no costs or savings.

YES
NO

**CONSTITUTIONAL
CONVENTION**

Submitted by John R. Ashcroft,
Secretary of State, State of
Missouri

NO

**CONSTITUTIONAL
AMENDMENT NO. 3**

Proposed by Initiative Petition

Do you want to amend the Missouri Constitution to:

- remove state prohibitions on purchasing, possessing, consuming, using, delivering, manufacturing, and selling marijuana for personal use for adults over the age of twenty-one;
- require a registration card for personal cultivation with prescribed limits;
- allow persons with certain marijuana-related non-violent offenses to petition for release from incarceration or parole and probation and have records expunged;
- establish a lottery selection process to award licenses and certificates;
- issue equally distributed licenses to each congressional district; and
- impose a six percent tax on the retail price of marijuana to benefit various programs?

State governmental entities estimate initial costs of \$3.1 million, initial revenues of at least \$7.9 million, annual costs of \$5.5 million, and annual revenues of at least \$40.8 million. Local governments are estimated to have annual costs of at least \$35,000 and annual revenues of at least \$13.8 million.

YES

NO

Shall the Missouri National Guard currently under the Missouri Department of Public Safety be its own department, known as the Missouri Department of the National Guard which shall be required to protect the constitutional rights and civil liberties of Missourians?

State governmental entities estimate no savings and ongoing costs of \$132,000 annually. Local governmental entities estimate no costs or savings.

YES

NO

**CONSTITUTIONAL
CONVENTION**

Submitted by John R. Ashcroft, Secretary of State, State of Missouri

Shall there be a convention to revise and amend the Constitution?

YES

NO

PLATTE COUNTY

QUESTION NO. 1

Shall the County of Platte renew the countywide sales tax for the use of transportation related projects, including, but not limited to, roads, bridges, drainage structures, and sidewalks, at the rate of one-fourth of one percent for a period of ten years from the date on which such tax will expire?

YES

NO