

CHANNEL ISLANDS WATERFRONT HOMEOWNERS ANNUAL MEETING

Saturday, February 11th, 2017

Your continued support is appreciated by your
neighbors and your Homeowners Association

Homeowners Association Dues for 2017- \$50.00

Please make your check payable to CIWHA

Name _____

Marina Address _____

Mailing (if different) _____

City _____ State _____ Zip _____

Home Phone _____ Work Phone _____

Cell _____ email _____

Full Time Part Time Rental Investor

Get Involved! What are your interests? _____

*CIWHOA 1237 South Victoria Ave. Box 197
Oxnard, CA 93035*

CIWHA Annual Meeting Agenda

Saturday- February 11, 2017

- 9:00 am- Call to Order
- 9:10 am- Pledge of Allegiance
- 9:15 am- Presentation of Proposed Seawall Repair
-TranSystems
- 9:45 am- Introduction of City Manager- Mr. Greg Nyhoff
- 10:00 am- Harbor Beach Community Alliance
- Fisherman's Wharf
- 10:15 am- Homeowner's only meeting
-Consent Agenda
-Minutes of 2016 Annual Meeting
-Treasurer's 2016 Report
-Proposed Budget 2017
-Election of Board Nominees
- Seawall Committee Report
- Landscaping Committee Report
- 11:00 am Questions and Answers
- 11:30 am Adjournment

**CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOCIATION
ANNUAL MEETING, FEBRUARY 20, 2016
EMBASSY SUITES HOTEL MANDALAY BAY, OXNARD CA**

Call to Order:

The meeting was called to order at 9:04 am by President Bill Clark. A welcome was extended to members and guests.

Pledge of Allegiance:

Attendees rose and recited the Pledge of Allegiance.

Presentation by Oxnard Mayor Tim Flynn:

Mayor Flynn summarized some of the accomplishments this past year. These included the resurfacing of Harbor Blvd. and how "Measure O" funds were used to make it possible. He extended considerable credit to City Manager Greg Nyhoff for his work in cleaning up City finances and long-term management issues. Mayor Flynn spoke about the Harbor Task Force and presented his vision of developing a "Harbor Authority" much like the Airport Authority for the purpose of economy, improved communication and coordination of effort.

Presentation by City Manager Gregg Nyhoff:

Mr. Nyhoff stated he has cut \$12 million from the City budget. We are not there yet with completing all audits but we are transforming the way the City operates. The General Fund is showing revenue slightly greater than expense. The recent water, wastewater and trash rate increases are the result of past neglect to the infrastructure. Mr. Nyhoff introduced Greg Ghironzi of the NBS consulting firm who is analyzing the assessment districts. This includes the seawall assessment district. A new plan is expected by the end of 2016. The issue of short-term rentals was discussed as well as the revitalization of downtown Oxnard.

Introduction of Officer Paul Knapp, Beat 21 Coordinator:

Officer Knapp reported a slight dip in crime in the area. He encouraged homeowners to use their cameras in reporting any suspicious activity.

Seawall Update, Eric Newman, TranSystems:

Please refer to the HOA website for details: <http://channelislandsca.com/february-20-2016-ciwha-annual-meeting/>. Eric presented a Condition Assessment Report. The recently completed repairs on Kingsbridge were discussed.

Business Meeting – President Bill Clark (Guests and non-members were excused):

Bill reviewed the status of the current assessment district. A possible new assessment district configured as a Community Facilities District (CFD) was discussed.

Questions and Answers Regarding Seawalls:

Q: What is the methodology of cost breakdown if the property has a seawall in good condition?

A: The cost methodology is not complete so at this time there is no basis to object.

Q: What is the situation regarding the cost/benefit split and private/public impact?

A: The cost methodology is not complete so at this time there is no basis to object.

Q: What is the plan regarding realtor disclosure liabilities?

A: No CFD has been proposed so there is no requirement for disclosure at this time.

Other Questions and Answers:

Q: What CIWHA expenditures were made on "neighborhood improvements?"

A: Treasurer Matthew Steinorth described repair work done on the Mandalay Bay monument sign.

Q: What about reported political contributions?

A: Matthew responded that the HOA contributes to city council candidates' election campaigns. Some candidates, including Mayor Flynn, returned the contributions.

Q: Should we be concerned about bias by the City's financial consultant?

A: Bill Clark responded that at this point we have no basis for concern. (Note: Greg Ghironzi responded to this later in the meeting.)

Member Patty McGinnis made a motion to accept the Consent Agenda. The motion was seconded by many and approved unanimously. The Agenda includes the 2015 Annual Meeting Minutes, the 2015 Treasurer's Report, the 2016 Proposed Budget, and election of Board nominees Bob Freeland and Tom Shideler.

The meeting was adjourned at 11:00 am.

Submitted by:

Tom Shideler, Secretary

NOMINEES FOR BOARD DIRECTORS

The Board meets on the third Wednesday of every month at 4336 Tradewinds Drive.

The meetings start at 7:00 pm, and last about 1-1/2 hours.

We are always looking for new directors, if you are interested in joining the board; please attend one of our monthly meetings

**Our nominees for the Board for 2017
are the following;**

- ✓ Bill Clark
- ✓ Matthew Steinorth
- ✓ Bob Freeland
- ✓ Lee Hilbert

CIWHA Contacts

THE MAILING ADDRESS FOR ALL BOARD BUSINESS
CIWHA 1237 S. Victoria Ave, Box 197 Oxnard, CA 93035

President- Bill Clark
805.382.0842
bclark65@hotmail.com

Vice President and Seawall Team- Bob Freeland
805.382.2283
rfreeland50@gmail.com

Treasurer- Matthew Steinorth
matthew@epicare.org

Secretary- Tom Shideler
shideler1@gmail.com

Landscape Committee- Keith Beckwith
805.338.4466
mpowr@aol.com

Waterways Committee- Lee Hilbert
leehilbert1903@yahoo.com

Seawall Committee-Debbie Mitchell
310 804-2382
ads.rev@gmail.com

Beat 21 Coordinator- Officer Michael McManama
Cell- (805)512-6223
Michael.McManama@oxnardpd.org

Code Compliance- Roger Brooks
805-385-7944
roger.brooks@ci.oxnard.ca.us
