

ANNUAL MEETING

February 9th 2019

Embassy Suites Mandalay Bay Resort
2101 Mandalay Beach Rd. Oxnard, CA 93035

JOIN US!

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1237 S. Victoria Avenue | Box 197 | Oxnard CA 93035 | www.channelislandsca.com

CIWHA Annual Meeting Agenda Saturday- February 9, 2019

8:00 a.m. Check in & Administration
9:00 a.m. Call to Order
9:10 a.m. Pledge of Allegiance
9:15 a.m. HBCA Rep, Harbor report
9:20 a.m. Report, City of Oxnard
Tim Flynn, Mayor
Alex Nguyen, City Manager
Rosemarie Gaglione, Public Works Director

10:15 a.m. CHANNEL ISLANDS WATERFRONT HOMEOWNERS
(only)

Consent Agenda Matters

- Minutes of 2018 Annual Meeting
- Treasurer's 2018 Report
- Proposed Budget 2019
- Election of Board Nominees

Presentations:

- Seawall Committee
- Landscaping Committee
- Communications Team

11:00 Am Questions and Answers

11:30 Am Adjournment

NOMINEES FOR 2019 BOARD DIRECTORS

The Board meets once a month 7: 8:30 p.m.

Schedule and location on the website.

If you have an interest in the CIWHA board please attend one of our monthly meetings!

There are 4 positions open for the 2019 Board
Nominees are:

- Bill Clark
- Matthew Steinorth
- Bob Freeland
- _____

JOIN US!



President's Message

Our annual event is the one event where City leaders meet directly with Mandalay Bay Homeowners to discuss important issues we're facing. This important meeting gives homeowners and residents the chance to dialogue with and ask questions of our City leaders (both elected officials and staff). This is the opportunity for homeowners to get updated on issues facing Community, and ask questions that affect your home and property taxes.

There are a number of key matters facing our Community today; among them is the management and maintenance of Mandalay Bay's seawalls. Our 2019 annual Channel Islands Waterfront Homeowners meeting is scheduled at the Embassy Suites Mandalay Beach Resort on Saturday, February 9th. Registration begins at 8 am, with the annual meeting starting at 9 am. We have invited Mayor Flynn, our new City Manager, Alex Nyugen, and our new Public Works director, Rosemarie Gaglione to speak about their plans for restoring our seawalls.

As many of you are aware, the CIWHA Board members have tirelessly worked with elected leaders and relevant managerial and city staff in an attempt to make sure the seawalls stay well maintained. Construction of the Mandalay Bay seawalls began around 1968 with the Boise wall system on the eastern side of the community. The Boise walls were constructed up to the eastern side of Peninsula Road when a new developer took over. The new developer continued construction using the Zurn wall system and completed the seawalls by 1973. Repairs have been made to the walls and yearly maintenance has taken place beginning in 1972.

It has become evident over the last few years that the seawalls are coming to the end of their projected 50 year service life.

In February, 2010 the City solicited for professional marine engineering services through a competitive process. City staff worked with the homeowners association in selecting

Transystems as the most qualified vendor. TranSystems completed a Study that identified which walls needed urgent attention, established a monitoring program and outlined a proposal to address those urgencies and a plan to reface all of our existing seawalls. However, due to the cost of the proposal and the turnover in City leadership, there has been minimal progress on our seawall maintenance projects. Yet, after a recent meeting with our Mayor and the new City leadership, we are encouraged that this long overdue project will finally come to fruition.

I want to encourage all Mandalay Bay Homeowners to attend our Annual Meeting Saturday, February 9th.

It is very likely that any seawall project will require an increase in the property taxes that we pay to maintain our channels. Our annual meeting is the one event during the year where our City leaders meet directly with the homeowners to discuss the issues facing our harbor. It is your chance to get updated on the issues and to ask questions that affect your home and property taxes. I look forward to seeing all our homeowners on Saturday, February 9th. This is your chance to get informed, stay up-to-date and share your voice about important matters to our Community.

To get further background information about the history, development of our harbor and current issues affecting our Community, visit our website- www.channelislandsca.com.

We look forward to seeing you at the meeting, and hearing your thoughts, including suggestions about the website, and how it may best serve you.

Bill Clark
President
Channel Islands Waterfront Homeowners Association

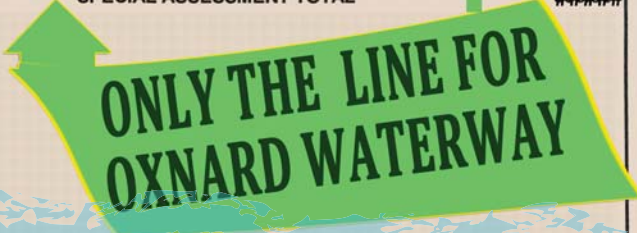
The current "OXNARD WATERWAY" assessment remains unchanged since 1993. As you might imagine that does not cover our costs in 2019

The number we are talking about is a single line item on your property Tax bill from the county. It is ONLY the number for "OXNARD WATERWAY" - NOT special assessment total.

This number is grossly inadequate to cover seawall repair, channel maintenance, landscaping and there is now talk of including an additional fee for water quality management and Harbor Patrol.

In addition to cost increases for landscape maintenance, the deferred maintenance costs for seawalls are increasing as well as the reality of a wall failure!

805-650-4073	NPDES #2 OXNARD	1442	5.54
805 579 7129	CALLEGUAS MWD	0824	5.00
866 807 6864	MTRO WTR STBY	0822	9.58
805-650-4073	FLD ZN 2 BENEFIT	1405	15.06
805 385 7909	OXNARD WATERWAY	0602	#####
SPECIAL ASSESSMENT TOTAL			#####



2019 DUES

Homeowners Association Dues for 2019- \$50.00

Please make your check payable to CIWHA

Name _____

Marina Address _____

Mailing (if different) _____

City _____ State _____ Zip _____

Home Phone _____ Work Phone _____

Cell _____ email _____

Resident Status: [] Full Time [] Part Time [] Rental [] Investor

Get Involved! What are your interests? _____

MAIL TO: CIWHA 1237 South Victoria Ave. Box 197 Oxnard, CA 93035 **OR PAY ONLINE
PAYPAL OR Credit Card**



Channel Islands
Waterfront Homeowners Association

REPRESENTING HOMEOWNERS IN MANDALAY BAY

CIWHA CONTACTS

President- Bill Clark 805.382.0842

President.Bill.Clark@channelislandsca.com

Vice President & Seawalls Bob Freeland 805.382.2283

VP.Bob.Freeland@channelislandsca.com

Treasurer- Matthew Steinorth

Treasurer.Matthew.Steinorth@channelislandsca.com

Secretary- Tom Shideler

Secretary.Tom.Shideler@channelislandsca.com

Landscape Committee- Keith Beckwith 805.338.4466

Landscape.Keith.Beckwith@channelislandsca.com

Communications Committee- Carol Taylor

Communications.Carol.Taylor@channelislandsca.com

Seawall Committee- Debbie Mitchell 310 804-2382

Seawalls.Debbie.Mitchell@channelislandsca.com

Channel Islands Neighborhood Council

The Neighborhood Council program was created by the Oxnard City Council and is an all-volunteer organization. The Channel Islands Neighborhood Council represents the waterfront communities of Mandalay Bay, Harbour Island, Westport, and Seabridge, and serves as a platform to have a voice in the issues that matter to our collective communities.

More Info: www.cineighbors.com

CIWHA Communications Team

If you are interested in becoming more involved or hearing more about the considerations presented by the city please indicate on the Dues Form under interests - or contact the Team by sending an email to:

Communications.Carol.Taylor@channelislandsca.com

PLEASE INCLUDE:
Name, Marina address, phone & email!

OXNARD
POLICE DEPARTMENT

Beat 21 Coordinator- Officer Mike Kohr
Cell- (805)432-8372

Michael.Kohr@oxnardpd.org

CITY OF
OXNARD
CALIFORNIA

Code Compliance- Roger Brooks
805-385-7944

roger.brooks@ci.oxnard.ca.us

LANDSCAPE PROJECT MANAGER

Jeri Cooper, M.P.A.

Project Manager

Special Assessment Districts

City of Oxnard

Office: (805) 200-5334

Jeri.cooper@oxnard.org

Another way to stay in touch!
We post events and information on
www.NEXTDOOR.com

Nextdoor

2018 YEAR END Channel Islands Waterfront Homeowners Association Profit & Loss

	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	TOTAL
Income						
Membership Dues	21,050.00	22,350.00	21,950.00	22,450.00	18,500.00	106,300.00
Transfer Fee	900.00	1,550.00	1,200.00	1,200.00	1,550.00	6,400.00
Donations	300.00	220.00	200.00	200.00	210.00	1,130.00
Interest Income	155.61	14.92	15.95	17.46	19.28	223.22
PayPal Fees	0.00	0.00	0.00	0.00	7.00	7.00
Total Income	22,405.61	24,134.92	23,365.95	23,867.46	20,286.28	114,060.22
Gross Profit	22,405.61	24,134.92	23,365.95	23,867.46	20,286.28	114,060.22
Expense						
Accounting Costs	850.00	582.00	630.50	1,295.50	1,078.75	4,436.75
Annual Meeting	2,886.02	3,134.36	2,801.80	5,857.99	3,168.65	17,848.82
Bank Fees	0.00	0.00	0.00	1.75	10.70	12.45
Board of Directors Expense	629.72	677.04	0.00	1,397.91	473.42	3,178.09
Income Taxes	850.00	50.00	0.00	50.00	0.00	950.00
Insurance Expense	1,600.00	1,600.00	1,600.00	1,835.00	2,200.00	8,835.00
Legal Fees	97.50	320.00	0.00	0.00	0.00	417.50
Neighborhood Improvements	10,698.04	0.00	0.00	0.00	0.00	10,698.04
Political Contributions	1,500.00	0.00	0.00	1,000.00	0.00	2,500.00
Post Office Box	264.00	264.00	288.00	312.00	312.00	1,440.00
Printing/Mailing Costs	1,942.34	2,632.23	2,039.06	2,074.17	2,838.82	11,526.62
Total Expense	21,317.62	9,259.63	7,359.36	13,824.32	10,082.34	61,843.27
Net Income	1,087.99	14,875.29	16,006.59	10,043.14	10,203.94	52,216.95



Balance Sheet As of December 31, 2018

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Checking- Union	2,409.95
Savings- Union	198,009.95
Total Checking/Savings	200,419.90
Accounts Receivable	
Accounts Receivable	-150.00
Total Accounts Receivable	-150.00
Total Current Assets	200,269.90
TOTAL ASSETS	200,269.90
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	70,214.00
Net Income	10,203.94
Total Equity	200,269.90
TOTAL LIABILITIES & EQUITY	200,269.90

2019 Budget

	Jan - Dec 19
Income	
Membership Dues	
Membership Dues - 2019	21,000.00
Total Membership Dues	21,000.00
Transfer Fee	1,200.00
Interest Income	20.00
PayPal Fees	15.00
Total Income	22,235.00
Gross Profit	22,235.00
Expense	
Accounting Costs	
CPA Costs	250.00
Bookkeeping Fees	1,000.00
Total Accounting Costs	1,250.00
Annual Meeting	3,200.00
Bank Fees	
PayPal Fees	15.00
Total Bank Fees	15.00
Board of Directors Expense	
Meals	500.00
Total Board of Directors Expense	500.00
Insurance Expense	2,200.00
Legal Fees	
Secretary of State Filing Fees	25.00
Total Legal Fees	25.00
Post Office Box	320.00
Printing/Mailing Costs	3,200.00
Total Expense	10,710.00
Net Income	11,525.00

2018 MINUTES FOR APPROVAL

CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOCIATION
ANNUAL MEETING, FEBRUARY 10, 2018
EMBASSY SUITES HOTEL MANDALAY BAY, OXNARD, CA

Call to Order: The meeting was called to order at 9:00 am by President Bill Clark who then led the group in the Pledge of Allegiance.

Update on Seawall Project, Eric Newton, TranSystems:

Seawall condition: Problems include wall settlement and rotation, overstress cracking, concrete erosion and spalling, siltation buildup, weep hole plugging, soil loss, footing undermining and loss of slope protection.

Current projects:

Seawall monitoring program,
West Hemlock Street wall repairs
Pilaster jacket repairs
Maintenance dredging.

Recently completed projects:

2012 Condition assessment
2014 Slope protection and filling footing gaps
2016 Kingsbridge Way wall repair.

Phase C – project time lines: In the fall of 2017 projects were planned for the next 25 years with priorities, cost estimates and scheduled. \$87 Million is needed over next 25 years. Last year this was reported as \$60 million. The new amount is a more conservative approach with more projects being added.

Questions and answers: The difference between the Zurn walls and the Boise walls described. Survey results are available from Board member Bob Freedman or from the City. Original reinforcement bar was not marine grade, the new bar is. The effects of corrosion were described.

Oxnard City Mayor Tim Flynn:

Mayor Flynn introduced Chief of Police Scott Whitney who is also serving as Interim Acting City Manager. The Mayor discussed the Fisherman's Wharf project. The 50-year-old agreement between the City and the County has expired. At present, the City and County do not agree on a plan. Mayor Flynn hopes residents have a strong role in developing the plan.

Questions and answers: Casa Serena is a County project, not a City project. The Airport Board is an example of the City and County working together. Our residents have been very patient regarding the seawall project. The departure of City Manager Nyhoff has been a setback. It is important that the wastewater treatment plant be upgraded. The Mayor did not answer the question as to whether or not the City owns the seawalls. There was a brief discussion on the pending possible recall of City officials.

Honored Guest: Beat 21 Coordinator Officer Mike Kohr was introduced.

Closed Session for Homeowners Only:

The HOA Board was introduced. The Consent Agenda was passed. This included approval of the 2017 Annual Meeting Minutes, the 2017 Treasurer's Report and the 2018 Proposed Budget.

Keith Beckwith, Debbie Mitchell and Tom Shideler were re-elected to the Board.

Bill Clark stated that the role of the Board in the Seawall Project is to "monitor maintenance and advocate for the timely repair and maintenance of the Mandalay Bay seawalls and channels." The bottom line regarding the condition of our seawalls is that we are at the end of their service life. The program as described is to extend their life 25 to 40 years. Assessment has not changed since 1993 and is inadequate to cover maintenance cost. The plan is to cost share with the City. A new assessment district will be established. This district will include landscaping, seawall repairs, future dredging, a 50/50 split with the City, require a vote of registered voters in our area and will cause an increase in property tax.

An update on Landscaping was given by Keith Beckwith. This included removal of dead trees along Harbor, replacement of vegetation and irrigation, and a new City contractor. For questions, call Keith at (805) 338-4466.

Stay connected at www.channelislandsca.com or
www.nextdoor.com

The meeting was adjourned at 10:55 am.

Submitted by: Tom Shideler, Secretary

WHAT'S NEWS

You may be seeing less of the Harbor Patrol
Changes to City Council & Staff
Changes to City Council Meetings

LEARN MORE
AT THE ANNUAL MEETING!



Harbor & Beach Community Alliance thanks the Channel Islands Waterfront Homeowners Association and residents for your support and contributions!
For updates see: www.HBCA.info



Another way to stay in touch!
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2019

THE WAVES OF CHANGE START HERE

Embassy Suites Mandalay Bay Resort

2101 Mandalay Beach Rd. Oxnard, CA 93035

February 9th 8 AM-NOON

What's Next & Your Involvement

What's Happening in 2019

City plans to resolve funding issues!

Landscape Project

Greenbelt Rehabilitation Project

Water Quality Status

Seawall Status

*** FUNDING ***

New Communications Team

MEMBERSHIP DRIVE

Our membership numbers reflect the interest in our community and allow us to have a stronger voice of representation.

We are gearing up to make our voices heard consistently and intelligently at a high volume with enthusiasm and determination to make a difference in 2019.

WE NEED 100% PARTICIPATION!

PAY YOUR DUES

If you would like to make an additional donation to enhance our efforts please note that on your check or credit card payment!

JOIN US!