Currents

Issue # 1 2- 16

Channel Islands
Waterfront Homeowners Association

Special Annual Meeting Issue

CIWHA Update *by Bill Clark*

After years of concern the high priority project on Kingsbridge Way was finally completed in September 2015 leaving our area with a span of approximately two hundred feet of seawall along Kingsbridge Way most likely to not fall or fail. While we are very happy about the completion of the project and pleased with the performance of the City of Oxnard in conjunction with TranSystems Engineering and the marine construction company, John S. Meek Company Inc., in completing the project there is much left to do on the high priority list of projects and time is of the essence.

The ongoing monitoring of the walls has indicated that the lack of rain in our area has been a bit of a blessing and yet the projected El Nino has raised concerns that the projected weather systems could bring an end to that small reprieve. In addition, the monitoring has brought to light additional areas of concern as our seawalls continue to age.

We have continued to meet with the City monthly to discuss and review work on the seawalls and facilitate communication with homeowners as needed. We have also continued to meet with the City to determine how we will finance the ultimate repairs of all the seawalls.

In August of 2014 we had our first meeting with Mr Nyhoff in hopes that in his position of City Manager he may be able to break through the stalemate of our longing issue of the huge discrepancy between our assessment funds and the funding required repairing and maintaining the seawalls. The following months revealed that our assessment district was not the only district with inadequate oversight and fiscal insanity. Our last meeting with Mr. Nyhoff was Nov 4th, while we were assured that this district is on the high priority list of the consultants hired to investigate and facilitate change, we have not yet gained any useful headway in resolution in terms of an action plan.

The bottom line is that we have Construction Budgets for Seawall projects that will require an estimated $55 million over the next 20 years. Many of those projects are high priority NOW and if not completed the expense for emergency repairs and replacements will far exceed that anticipated budget. The utility increases are going to further impact our assessment funds and while we continue in the drought we have additional landscaping issues.

At the City Council presentation of the assessment of the assessment districts the basic options for correcting underfunded districts were to add assessments, increase assessments or reduce services. We hoped to have more information regarding the options before publication of this letter.

The issues pressing forward are sure to impact all of us. We will continue to meet with the City and use the website and nextdoor.com to communicate news and information.

We hope to see you all at the upcoming Annual Meeting. We also hope that we can raise our membership to 100% in the coming year.

Channel Islands Waterfront Homeowners Association, Annual meeting -– February 20 2016
Registration 8:30 am (bring your check!)
Meeting 9 am

Please carpool if you can or walk if you are able!
Facility and parking fees come out the HOA dues!

Channel Islands Waterfront Homeowners Association

2016 Annual Meeting

WHO Homeowners & Residents

WHAT Channel Islands Waterfront Homeowners Association 2016 Annual Meeting

WHEN Saturday February 20, 2016
8:30a.m. Registration, Dues, Coffee
9:00a.m. Meeting Begins

WHERE Embassy Suites Mandalay Beach - Hotel & Resort
2101 Mandalay Beach Road
Oxnard, California, United States 93035

WHY The Channel Islands Waterfront Homeowners Association is a volunteer organization composed of homeowners who reside within the Mandalay Bay portion of the Channel Islands harbor. There are approximately 700 single family homes within the Mandalay Bay. The Association's primary mission is to serve as a liaison between the local government agencies and the homeowners.

TIMEING TIPS

We will start registration and check in at 8:30a.m.
Be sure you bring your check for the $50 annual dues, *made payable to CIWHA.*

Please fill out your check and the Membership form prior to registering.

Please read the enclosed agenda - it lists information that will require member approval during the meeting.

Should you not be able to attend the Annual Meeting, we have provided an Absentee Ballot. Returning this will help us ensure that we have a voting quorum and will permit you to vote on each agenda issue, provided we receive your ballot prior to the meeting.

UNABLE TO ATTEND?

Fill out the membership form and send it to us with your check and the absentee ballot.
Please note that your ballot will only be counted if we recieve it and your membership dues before the meeting!

MAIL IT IN

CIWHA
1237 South Victoria Ave. Box 197
Oxnard, CA 93035

CIWHA 2016 Annual Meeting Saturday - February 20, 2016

Agenda

9:00 am	Call to Order
9:10 am	Pledge of Allegiance
9:15 am	Introduction of City and County Representatives
	-Mayor Tim Flynn
	-City Manager- Greg Nyhoff
10:00 am	Business Meeting
	-Consent Agenda
	-Minutes of 2015 Annual Meeting
	-Treasurer's 2015 Report
	-Proposed Budget 2016
	-Election of Board Nominees
10:15 am	Old Business
	- Landscaping Committee Report
	- Seawall Committee Report
11:00 am	Questions and Answers
11:30 am	Adjournment

Nominations

You will be asked to vote for some of your neighbors who have volunteered to serve on the CIWHA Board.

NOMINEES FOR DIRECTOR:
Bob Freeland
Tom Shideler

The Board meets on the third Wednesday of the month at 7:00 p.m.
Keller Williams
4310 Tradewinds Dr., #700
Oxnard, CA 93035.

Channel Islands
Waterfront Homeowners Association

INVOICE

Homeowners Association Dues for 2016 $50.00

Please update your information:

Marina Street Address:_____

Name: _____ Alt Contact: _____

Mailing Address (if different): _____

_____

_____
City, State, Zip

Contact Phone: _____ Email: _____

Status (check one):

- ☐ Full Time
- ☐ Part-Time
- ☐ Rental
- ☐ Lot

Please mail and make your check payable to:

CIWHA
1237 S. Victoria Ave. Box 197
Oxnard, CA 93035

ABSENTEE BALLOT

2016 Annual Meeting

Please, only one ballot per parcel. ABSENTEE BALLOT MUST BE RECIEVED PRIOR TO ANNUAL MEETING

I am a 2016 dues paid member of the CIWHA * For purposes of determining a quorum, I wish to be counted as PRESENT.

I desire to cast my vote in absentia for or against the issues/nominees as set forth below. Should I attend the meeting and vote in person, I will notify a Board member prior to the start of the meeting so that my absentee ballot may be voided.

1. As to the approval of the 2015 Annual Meeting Minutes,

I vote: ☐ FOR ☐ AGAINST

2. As to the approval of the 2015 Financial Reports,

I vote: ☐ FOR ☐ AGAINST

3. As to the election of nominees for the 2016 Board of Directors, I vote:

- ☐ FOR all those listed in this information packet
- ☐ FOR those listed, except
- ☐ AGAINST all nominees

Name: _____ Address: _____
Mandalay Bay Street number and Street

Channel Islands Waterfront Homeowners Association

Balance Sheet

As of December 31, 2015

	Dec 31, 15
ASSETS	
Current Assets	
Checking/Savings	
Checking- Union	8,996.30
Savings- Union	155,003.82
Total Checking/Savings	164,000.12
Accounts Receivable	
Accounts Receivable	-150.00
Total Accounts Receivable	-150.00
Total Current Assets	163,850.12
TOTAL ASSETS	163,850.12
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	28,027.53
Net Income	15,970.63
Total Equity	163,850.12
TOTAL LIABILITIES & EQUITY	163,850.12

2016 Budget

	Jan - Dec 16
Income	
Interest Income	10.00
Membership Dues	21,000.00
Transfer Fee	250.00
Total Income	21,260.00
Gross Profit	21,260.00
Expense	
Accountant Costs	
Bookkeeping Fees	300.00
Accountant Costs - Other	300.00
Total Accountant Costs	600.00
Annual Meeting	3,200.00
Board of Directors Expense	
Meals & Drinks	600.00
Board of Directors Expense - Other	200.00
Total Board of Directors Expense	800.00
Insurance Expense	1,600.00
Legal Fees	
Secretary of State Filing Fees	25.00
Legal Fees - Other	2,500.00
Total Legal Fees	2,525.00
Political Contributions	2,000.00
Post Office Box	250.00
Postage and Delivery	500.00
Printing and Reproduction	1,500.00
Web Site	25.00
Total Expense	13,000.00
Net Income	8,260.00

CITY OF OXNARD CALIFORNIA

The City of Oxnard lots of information online:
http://www.ci.oxnard.ca.us/
Budget information and Finance
http://citycouncil.cityofoxnard.org/3
Oxnard City Council Meetings and Agendas
You can watch the city council meetings live or view them in the archives.

Nextdoor

Some of your neighbors are using the social media site www.nextdoor.com to share information about crime in the area, items for sale, recommendations for services and more.
TO JOIN, VISIT:
nextdoor.com/join/FSFJDX

Channel Islands Waterfront Homeowners Association
Profit & Loss

	Jan - Dec 10	Jan - Dec 11	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	TOTAL
Income							
Architectural Review	0.00	100.00	100.00	0.00	0.00	0.00	200.00
CCR's/ Copying Income	50.00	0.00	0.00	0.00	0.00	0.00	50.00
Donations	0.00	0.00	205.00	860.00	300.00	220.00	1,585.00
Interest Income	1,330.97	1,046.33	721.50	450.90	155.61	11.06	3,716.37
Membership Dues	14,300.00	20,800.00	21,250.00	21,550.00	21,050.00	22,250.00	121,200.00
Transfer Fee	0.00	50.00	150.00	450.00	900.00	1,350.00	2,900.00
Total Income	15,680.97	21,996.33	22,426.50	23,310.90	22,405.61	23,831.06	129,651.37
Gross Profit	15,680.97	21,996.33	22,426.50	23,310.90	22,405.61	23,831.06	129,651.37
Expense							
Accountant Costs	300.00	325.00	0.00	0.00	850.00	509.25	1,984.25
Annual Meeting	681.42	2,438.52	2,368.70	2,551.39	2,886.02	3,134.36	14,060.41
Bank Fees	-0.52	24.00	3.00	0.00	0.00	0.00	26.48
Board of Directors Expense	454.09	450.34	712.03	880.02	629.72	677.04	3,803.24
CC&R Enforcement	1,425.00	0.00	0.00	0.00	0.00	0.00	1,425.00
Computer and Internet Expenses	987.74	357.99	179.00	0.00	0.00	0.00	1,524.73
Income Taxes	-68.08	-28.00	0.00	0.00	850.00	50.00	803.92
Insurance Expense	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	9,600.00
Legal Fees	4,096.00	655.00	6,072.35	6,857.50	97.50	255.00	18,033.35
Neighborhood Improvements	4,000.00	0.00	0.00	5,455.00	10,698.04	0.00	20,153.04
Political Contributions	0.00	0.00	0.00	0.00	1,500.00	0.00	1,500.00
Post Office Box	15.00	219.00	240.00	250.00	264.00	264.00	1,252.00
Postage and Delivery	55.52	138.31	100.00	50.00	0.00	623.94	967.77
Printing and Reproduction	2,316.71	3,447.25	2,305.45	2,218.38	3,203.79	746.84	14,238.42
Storage Costs	505.00	400.00	0.00	0.00	0.00	0.00	905.00
Web Site	2,164.59	465.24	159.01	0.00	0.00	0.00	2,788.84
Total Expense	18,532.47	10,492.65	13,739.54	19,862.29	22,579.07	7,860.43	93,066.45
Net Income	-2,851.50	11,503.68	8,686.96	3,448.61	-173.46	15,970.63	36,584.92

Channel Islands
Waterfront Homeowners Association

ANNUAL MEETING, FEBRUARY 7, 2015
Embassy Suites Hotel Mandalay Bay, Oxnard, CA

Minutes for the 2015 Annual Meeting
are presented here for review and approval

Call to Order:
The meeting was called to order at 9:04 am by President Bill Clark. A greeting was extended to homeowners, representatives from City and County governmental organizations and other non-member guests from the Harbor.

Pledge of Allegiance:
Attendees rose and recited the Pledge of Allegiance.

Presentation of Proposed Seawall Repair:
Cameron Duncan of TranSystems thanked HOA Board members Bill Clark, Bob Freeland, Bill Scarpino and Debbie Mitchell for their work on the seawall project. He gave an update of his February 15, 2014 presentation. The Zurn walls in general are probably in worse condition than the Boise walls. Some failures at either location can be anticipated within two to five years. The repairs previously made to the walls are working well. Ongoing repairs include filling underwater gaps to protect the pilings. The Kingsbridge Way repair will start in May, 2015. Details of the major repair plans for both Zurn and Boise walls were described. Mr. Duncan bluntly described what must happen to get the major project started: Either resolve the funding issues or wait for an earthquake to force the start of the project. The cost to totally replace all the seawalls is estimated to be $128 million. This would provide walls with 75 years of estimated life. If we repair the walls as failures occur, the cost is estimated to be $192 million and the repairs would yield life extension of 25 to 40 years for those repairs. If we implement the proposed repair plan the estimated cost is $44 million with life extension of 25 to 40 years. Mr. Duncan answered questions from the floor.

Presentation by Mayor Tim Flynn:
Mayor Flynn commended the HOA for their involvement in the seawall project. He reiterated some of the repair plans. Mayor Flynn discussed the Harbor Blvd. repair project and its dependency on good weather. The completion of that project is the end of March, 2015. He also stated that requests for bids to repair our neighborhood streets have been made. The North Shore housing project that was approved a decade ago has been activated. The City Council supports the removal of the Mandalay Generating Station. A new 325 megawatt generating plant has been proposed but its location has not been determined. Mayor Flynn made positive comments regarding the Channel Islands Harbor Task Force activity. He recognized Mike Mercadante for heading this effort. Mayor Flynn described the positive work of City Manager Greg Nyhoff in uncovering decades of postponed infrastructure needs.

Presentation by Oxnard City Manager Greg Nyhoff:
Mr. Nyhoff has personally and close-up observed the condition of the seawalls via kayak. He is committed to pushing the seawall project. City finances are presently not so good. He is in the process of strengthening City management. We may not meet the July target for the repairs of our neighborhood streets but the work will get done. He will enforce the efforts of the City working with the County on Harbor projects.

Presentation by Ventura County Supervisor John Zaragoza:
Mr. Zaragoza says he is committed to working with the City on Harbor activity. He commented on the large ($2 billion) size of the County's financial operation. Mr. Zaragoza presented a review of his activities and accomplishments since taking this office in 2009. He has worked for the City and the County 45 years in total.

Presentation by Ventura County Harbor District Director Lyn Krieger:

Ms. Krieger presented the history of the harbor development including its mission statement, territorial responsibilities, activities, events and programs. She reviewed the 1963 Annexation Agreement and other guidelines developed since that time. Ms. Krieger described possible plans including Fisherman's Wharf, Parcel X-3 (west side) and the Casa Sirena hotel site. She stated the planning process alone takes two years for these projects. Ms. Krieger answered some questions from the floor.

Business Meeting:

Guests and non-members were excused at 10:46 so the business meeting could be conducted. All items on the Consent Agenda including the Minutes of the 2014 Annual Meeting, the Treasurer's 2014 Report, the Proposed Budget for 2015 and the election of Board Members were approved.

Old Business:

Landscaping Committee Report:

Keith Beckwith reported that the entrance sign on Meridian is now rebuilt. Most landscaping activity has been placed on hold due to potential water shortages. There is a program to replace the dead trees along lower Harbor.

Questions and Answers:

President Bill Clark took several questions from the floor. Most were in reference to the seawall project and financing.

Adjournment:
The meeting was adjourned at 11:04 am.

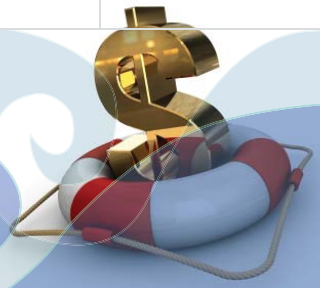
Submitted by:
Tom Shideler, Secretary

WATERWAY PROJECTS

Channel Islands Waterfront Homeowners Association

The following information is the latest project and cost estimate for work required to extend the life of the Seawalls

Expedited Repairs – (program ASAP)	COMPLETED	NEEDED	short of funding
Expedited Repairs – (program ASAP)			
Fill 190 LF of cutoff wall gaps with sand & grout		$30,000.00	
Stabilization of 150 LF of seawall along Kingsbridge Way	$993,965.00		
Repair West Hemlock "Boise Repair Pilot Program		$1,550,000.00	
Repair an estimated (50) class 4 and class 5 Boise Pilasters		$290,000.00	
Provide 101 LF of slope protection at 5 undermined location	$210,000.00		
2016 Maintenance Dredging		$1,660,000.00	
IMMEDIATE NEED		**$3,530,000.00**	**$3,530,000.00**
Funded	$1,203,965.00		
High Priority Repairs - (program to start in 2 years)			
Repair 4800 LF of Class 4 Zurn walls		$9,300,000.00	
Provide slope repairs 232 LF at 7 locations high undermining potential		$406,000.00	
Repair (120) pilasters rated class 3.5		$675,000.00	
Repair 204 LF Class 4 Boise Seawall Segment		$494,000.00	
Repair the (23) isolated Class 4 Boise Panels		$669,000.00	
Repair the 773 LF of Class 4 Zurn walls in Track 2		$1,498,000.00	
Needed by 2017		**$13,042,000.00**	**$13,042,000.00**
Medium Priority Repairs (program to start in 5 years)			
Repair the 2073 LF of Class 3.5 Zurn walls in Track 1		$4,016,000.00	
Repair the 2891 LF of Class 3.5 Boise Seawall Segments		$5,601,000.00	
Repair the 832 LF of Class 3.5 Zurn walls in Track 2		$1,613,000.00	
Repair the (259) Class 3 Pilasters		$1,376,000.00	
Repair 182 LF of seawalls foundations steep slope		$318,500.00	
needed by 2020		**$12,924,500.00**	**$12,924,500.00**
Low Priority Repairs (program to start in 10 years)			
2026 Maintenance Dredging		$1,660,000.00	
Repair 5,600 LF of Class 3 Zurn walls in Track 1, 2 & 3		10,850,000	
Repair the 4900 LF of Class 3 Boise Seawall Segments		9,494,000	
Repair (207) Class 2.5 Pilasters		1,100,000	
Install slope protection to 1179 LF of seawall with substandard slope		1,375,000	
2036 Maintenance Dredging		$1,660,000.00	
needed by 2025		**$26,139,000.00**	**$26,139,000.00**
Required estimated funding			**$55,635,500.00**



Channel Islands
Waterfront Homeowners Association

2016 Annual Meeting
INFORMATION ENCLOSED

What's Inside

CIWHA Update	Page 1
Meeting Notice	Page 2
Agenda	Page 2
Nominations	Page 2
Invoice	Page 3
Absentee Ballot	Page 3
Balance Sheet & Budget	Page 4
Profit & Loss	Page 5
Minutes	Page 6
Waterway Projects	Page 7
Publication and Mailing Info	Page 8

Currents

Channel Islands
Waterfront Homeowners Association

2016 Annual Meeting
INFORMATION ENCLOSED

We're working for you! Please ...

Support your Homeowners Association

Join Today! Send in the application inside, or Download an application at www.channelislandsca.com

CIWHA BOARD OF DIRECTORS

Bill Clark
President
805 382-0842
bclark65@hotmail.com
Bob Freeland
Vice President
805 382-2283
rfreeland50@gmail.com
Tom Shideler
Secretary
shideler1@gmail.com
Matthew Steinorth
Treasurer
msteinorth@gmail.com
Debbie Mitchell
Seawalls
debbiem@companyv.com
Keith Beckwith
Landscaping
mpowr@aol.com
Lee Hilbert
Waterways
leehilbert1903@yahoo.com

Currents is a publication ofThe Channel Islands Waterfront Homeowners Association, all rights reserved

1237 South Victoria Ave, • Box 197 • Oxnard, CA 9303 • www.channelislandsca.com