

CURRENTS

Issue #1 2-15

Special

Annual Meeting

Issue

Status of Our Sea Walls

by Bill Clark

The most recent work completed on the seawalls by Harbor Offshore involved stabilizing the foundation and building up the slope protection. This was one of, if not, the most important repair projects in terms of protecting the integrity of the seawalls and extending the life expectancy for the areas involved.

The final cost was \$152,423, down from the estimated \$210,000—a saving of \$57,576. We owe a big thanks to the City of Oxnard, Harbor Offshore, and the residents at the locations where the repairs were completed for working together to get the project finished on time and under budget. We received numerous compliments on both the quality and workmanship of the contractors from Harbor Offshore. Stabilizing the foundation and building up the slope at the base of the seawalls helps protect the pilings that support foundations of the seawalls. We also appreciate the efforts of TranSystems Engineering in identifying the issues facing our seawalls, and working with the City on these projects.

In early 2015, the City of Oxnard in conjunction with TranSystems Engineering and the marine construction company, John S. Meek Company Inc., will begin the biggest repair project to our seawalls to date. The repairs will involve approximately two hundred feet of seawall along Kingsbridge Way. The seawall in that neighborhood is tilted and identified as in need of the most urgent attention. The proposed repairs include the drilling and installation of twenty grouted tie-backs into the ground underneath the properties, using high strength steel strands which will be anchored into

a new cast-in-place concrete beam installed on the face of the seawall. This will not straighten the wall, but is expected to prevent it from leaning any further. The work will cover an area involving twelve properties and once started, is expected to take approximately six months to complete. We expect to have more detailed information regarding this project at the annual meeting in February.

The next large area of repairs will involve the walls along Hemlock Street. They are showing signs of significant deterioration.

The above projects involve different issues and therefore, different technologies. These projects are defined and characterized based on the previous and extensive studies. The ongoing monitoring by TranSystems assures that the most urgent needs are addressed in order of the magnitude of risk. These projects do not encompass the entire assessment of needed repairs and maintenance nor do they reflect the entire scope of maintenance that has been completed and continues to be addressed.

We continue to meet with the City monthly to discuss and review work on the seawalls and facilitate communication with homeowners as needed. We also continue to work with the City to determine how we will finance the ultimate repairs of all the seawalls. Sometime in the near future, the current assessment we pay annually to maintain our harbor will have to be increased. The assessment has not changed in over twenty years and no longer covers the necessary costs to maintain our seaside community. We look forward to seeing everyone at our annual meeting on Saturday, February 7th.



Channel Islands
Waterfront Homeowners Association

Notice

Annual Meeting 2015

Saturday February 7, 2015 at the
Embassy Suites Mandalay Beach - Hotel & Resort
2101 Mandalay Beach Road, Oxnard, California, United States 93035

8:30 a.m.	Registration, Dues, Coffee
9:00 a.m.	Meeting Begins

You are urged to attend our Annual Meeting at the Embassy Suites Mandalay Beach Hotel & Resort. The Hotel is located at the end of Costa De Oro.

It takes time to get attendees registered, so we will start registration and check you in at 8:30 a.m.

Be sure you bring your check for the \$50 annual dues, made payable to CIWHA

Please Make Your Check Prior To Registering
so everything can run smoothly.

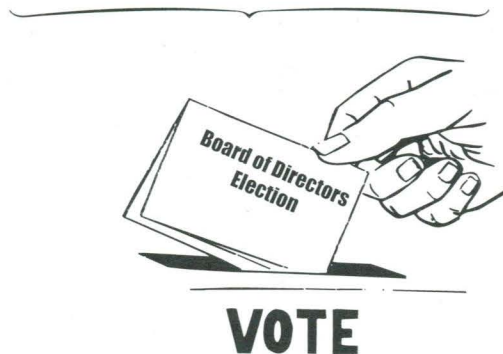
~~~~~ Please Bring this Information Packet with you to the meeting ~~~~~

This information packet includes the agenda and other reports you should be aware of and which will require member approval during the meeting.

Should you not be able to attend the Annual Meeting, we have provided an Absentee Ballot as an insert in the packet. This will help us ensure that we have a voting quorum and will permit you to vote on each agenda issue. Be sure to mail your Ballot to us so that we receive it prior to the Annual Meeting.

Agenda  
**CIWHA Annual Meeting**  
**Saturday – February 7, 2015**

- |          |                                                                                                                                                                   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9:00 am  | <u>Call to Order</u>                                                                                                                                              |
| 9:10 am  | <u>Pledge of Allegiance</u>                                                                                                                                       |
| 9:15 am  | <u>Presentation of Proposed Seawall Repair</u><br>- Cameron Duncan, TranSystems                                                                                   |
| 9:45 am  | <u>Introduction of City and County Representatives</u><br>-Mayor Tim Flynn<br>-Supervisor Zaragoza                                                                |
| 10:00 am | <u>Business Meeting</u><br>-Consent Agenda<br>-Minutes of 2014 Annual Meeting<br>-Treasurer's 2014 Report<br>-Proposed Budget 2015<br>-Election of Board Nominees |
| 10:15 am | <u>Old Business</u><br>- Landscaping Committee Report<br>- Seawall Committee Report                                                                               |
| 11:00 am | <u>Questions and Answers</u>                                                                                                                                      |
| 11:30 am | <u>Adjournment</u>                                                                                                                                                |



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

**NOMINEES FOR DIRECTOR**

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

The Board meets once a month on the third Wednesday at Keller Williams Real Estate at 4336 Tradewinds Dr., Oxnard, CA 93035. The meetings start at 7:00 p.m. and last about 1-1/2 hours.

Our nominees will address our Annual Meeting and tell a little about themselves so we will know who is representing us on the Board.

# INVOICE

Homeowners Association Dues For 2015 .....\$50.00

Make Your Check Payable To CIWHA

*We ask that you fill out the invoice form completely. We want to make sure that we have the most up-to-date information.*

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? \_\_\_\_\_

Please make your check payable to CIWHA and bring with you to the meeting, or send your remittance to:

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

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

## Channel Islands Waterfront Homeowners Association Profit & Loss

|                                | Jan - Dec 10     | Jan - Dec 11     | Jan - Dec 12     | Jan - Dec 13     | Jan - Dec 14     | TOTAL             |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>Income</b>                  |                  |                  |                  |                  |                  |                   |
| Architectural Review           | 0.00             | 100.00           | 100.00           | 0.00             | 0.00             | 200.00            |
| CCR's/ Copying Income          | 50.00            | 0.00             | 0.00             | 0.00             | 0.00             | 50.00             |
| Donations                      | 0.00             | 0.00             | 205.00           | 860.00           | 300.00           | 1,365.00          |
| Interest Income                | 1,330.97         | 1,046.33         | 721.50           | 450.90           | 152.11           | 3,701.81          |
| Membership Dues                | 14,300.00        | 20,800.00        | 21,250.00        | 21,550.00        | 21,000.00        | 98,900.00         |
| Transfer Fee                   | 0.00             | 50.00            | 150.00           | 450.00           | 800.00           | 1,450.00          |
| <b>Total Income</b>            | <b>15,680.97</b> | <b>21,996.33</b> | <b>22,426.50</b> | <b>23,310.90</b> | <b>22,252.11</b> | <b>105,666.81</b> |
| <b>Gross Profit</b>            | <b>15,680.97</b> | <b>21,996.33</b> | <b>22,426.50</b> | <b>23,310.90</b> | <b>22,252.11</b> | <b>105,666.81</b> |
| <b>Expense</b>                 |                  |                  |                  |                  |                  |                   |
| Accountant Costs               | 300.00           | 325.00           | 0.00             | 0.00             | 0.00             | 625.00            |
| Annual Meeting                 | 681.42           | 2,438.52         | 2,368.70         | 2,551.39         | 2,886.02         | 10,926.05         |
| Bank Fees                      | -0.52            | 24.00            | 3.00             | 0.00             | 0.00             | 26.48             |
| Board of Directors Expense     | 454.09           | 450.34           | 712.03           | 765.02           | 0.00             | 2,381.48          |
| CC&R Enforcement               | 1,425.00         | 0.00             | 0.00             | 0.00             | 0.00             | 1,425.00          |
| Computer and Internet Expenses | 0.00             | 357.99           | 1,166.74         | 0.00             | 0.00             | 1,524.73          |
| Income Taxes                   | -68.08           | -28.00           | 0.00             | 0.00             | 850.00           | 753.92            |
| Insurance Expense              | 1,600.00         | 1,600.00         | 1,600.00         | 1,600.00         | 1,600.00         | 8,000.00          |
| Legal Fees                     | 4,096.00         | 655.00           | 6,072.35         | 6,857.50         | 97.50            | 17,778.35         |
| Meals & Drinks                 | 0.00             | 0.00             | 0.00             | 115.00           | 0.00             | 115.00            |
| Neighborhood Improvements      | 4,000.00         | 0.00             | 0.00             | 3,855.00         | 9,757.00         | 17,612.00         |
| Political Contributions        | 0.00             | 0.00             | 0.00             | 0.00             | 1,500.00         | 1,500.00          |
| Post Office Box                | 15.00            | 219.00           | 240.00           | 250.00           | 264.00           | 988.00            |
| Postage and Delivery           | 55.52            | 138.31           | 100.00           | 50.00            | 0.00             | 343.83            |
| Printing and Reproduction      | 2,316.71         | 3,447.25         | 2,305.45         | 2,218.38         | 1,942.34         | 12,230.13         |
| Professional Fees              | 0.00             | 0.00             | 0.00             | 1,600.00         | 941.04           | 2,541.04          |
| Storage Costs                  | 505.00           | 400.00           | 0.00             | 0.00             | 0.00             | 905.00            |
| Web Site                       | 2,164.59         | 465.24           | 159.01           | 0.00             | 0.00             | 2,788.84          |
| <b>Total Expense</b>           | <b>17,544.73</b> | <b>10,492.65</b> | <b>14,727.28</b> | <b>19,862.29</b> | <b>19,837.90</b> | <b>82,464.85</b>  |
| <b>Net Income</b>              | <b>-1,863.76</b> | <b>11,503.68</b> | <b>7,699.22</b>  | <b>3,448.61</b>  | <b>2,414.21</b>  | <b>23,201.96</b>  |

4:37 PM

12/11/14

Cash Basis

## Channel Islands Waterfront Homeowners Association Profit & Loss Budget Overview January through December 2015

|                            | Jan - Dec 15     |
|----------------------------|------------------|
| <b>Income</b>              |                  |
| Interest Income            | 150.00           |
| Membership Dues - 2015     | 20,000.00        |
| Transfer Fee               | 200.00           |
| <b>Total Income</b>        | <b>20,350.00</b> |
| <b>Gross Profit</b>        | <b>20,350.00</b> |
| <b>Expense</b>             |                  |
| Accountant Costs           | 300.00           |
| Annual Meeting             | 2,900.00         |
| Board of Directors Expense | 500.00           |
| Insurance Expense          | 1,600.00         |
| Legal Fees                 | 4,000.00         |
| Meals & Drinks             | 200.00           |
| Political Contributions    | 2,000.00         |
| Post Office Box            | 275.00           |
| Printing and Reproduction  | 2,000.00         |
| <b>Total Expense</b>       | <b>13,775.00</b> |
| <b>Net Income</b>          | <b>6,575.00</b>  |



CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOCIATION

ANNUAL MEETING, FEBRUARY 15, 2014

Embassy Suites Hotel Mandalay Bay, Oxnard, CA

Call to Order:

The meeting was called to order at 9:07 am by President Bill Clark. A greeting was extended to the large number of home owners in attendance.

Pledge of Allegiance:

All in attendance rose and recited the Pledge of Allegiance.

Presentation of Proposed Seawall Repair:

Cameron Duncan of TranSystems made a detailed presentation of the seawall repair project. This included: Work Completed to Date, Above Water Findings, Below Water Findings, and Next Step in Funding the Program, High Priority Repairs – Spring 2014, High Priority Repairs – Fall 2014, and the Pilot Program Planned for West Hemlock. Details of this presentation are on the HOA website in PowerPoint format.

Presentation by Mayor Tim Flynn:

Mayor Tim Flynn was introduced and then made a very positive presentation regarding his support of the seawall project. Mayor Flynn discussed potential funding for street repairs and other projects. One-half billion dollars of capital projects have been identified by the City. Mayor Flynn also gave an overview of City activity including many cost-saving projects. He stated the overall finances of the City are good. A question and answer period followed his presentation.

Business Meeting:

All items of the Consent Agenda were approved by floor vote. These included the Minutes of the 2013 Annual Meeting, the Treasurer's 2013 Report, and the Proposed Budget for 2014. The proposed slate of nominees for Directors was approved. The slate included Tom Shideler, Keith Beckwith and Elaine Bradish. There were no additional nominees from the floor.

Old Business:

Water quality Committee Report:

President Bill Clark gave this report. Highlights included working with the City to continue testing, working with Seabridge and Westport to advocate for better water quality, and working to expand testing to include the entire harbor.

Landscaping Committee Report:

Keith Beckwith gave this report. Highlights included the condition of vegetation on Harbor Boulevard, work being done to replace the Mandalay Bay monuments, street conditions and greenbelts.

Seawall Committee Report:

Bob Freeland gave the technical part of this report. This included amplification of details presented by Cameron Duncan and information regarding action that needs to be taken. Bill Clark presented financial and administrative details. This information is also on the HOA website. A brief question and answer period followed.

Adjournment:

The meeting was adjourned at 10:56 am.

Submitted by:

Tom Shideler, Secretary



# Channel Islands

Waterfront Homeowners Association

1237 South Victoria Ave, • Box 197, Oxnard, CA 93035

[www.channelislandsca.com](http://www.channelislandsca.com)

## ABSENTEE BALLOT

### Annual Meeting

#### Official Ballot

Please, only one ballot per parcel.

I am a 2015 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 2014 Annual Meeting Minutes, I vote:

☐ FOR

☐ AGAINST

2. As to the approval of the 2014 Financial Reports, I vote:

☐ FOR

☐ AGAINST

3. As to the election of nominees for the 2015 Board of Directors, I vote:

☐ FOR all those listed in this information packet

☐ FOR those listed, except \_\_\_\_\_

☐ AGAINST all nominees

Name \_\_\_\_\_ Mandalay Bay Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

If different from Mandalay Bay address

\* Attach dues for ballot to be counted





## *On The Inside*

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## Annual Meeting Packet Enclosed

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### CIWHA BOARD OF DIRECTORS

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