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Annual Meeting Packet Enclosed

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

Your neighborhood needs your help.

In the years to come, the seawalls are going to need massive repairs totaling millions of dollars of your money.

Your Homeowners Association has been working with the City to make sure the repairs they do are needed, and that we're getting quality work, at a reasonable price, and that the City pays their fair share.

When we negotiate with the City, and they know that only about half of the homeowners are members; it undermines the leverage we could have.

It's your money the City will collect for the project, we need to present a strong, united voice when dealing with the City. Your neighbors need you to help us present a united front.

If you are a member now, thank you, and don't forget to renew your membership. If you're not a member, help yourself and your neighbors. Join; it's only \$50.00 per year.

We're working for you! Please ...

Support your Homeowners Association

**Join Today-Send in the application
inside, or Download an application
at <http://channelislandsca.com>**

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CURRENTS

Issue #1 2-11

Special

Annual Meeting

Issue

Notice

Annual Meeting 2011

Saturday February 19, 2011 at the
Embassy Suites Mandalay Beach - Hotel & Resort
2101 Mandalay Beach Road, Oxnard, California, United States 93035

8:30 a.m. Registration, Dues, Coffee
9:30 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.



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

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

## ABSENTEE BALLOT

Annual Meeting Saturday February 19, 2011

### Official Ballot

Please, only one ballot per parcel.

I am a 2011 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 2010 Annual Meeting Minutes, I vote:

☐ FOR

☐ AGAINST

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

☐ FOR

☐ AGAINST

3. As to the election of nominees for the 2011 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

Channel Islands Waterfront Homeowners Association

2011 Budget

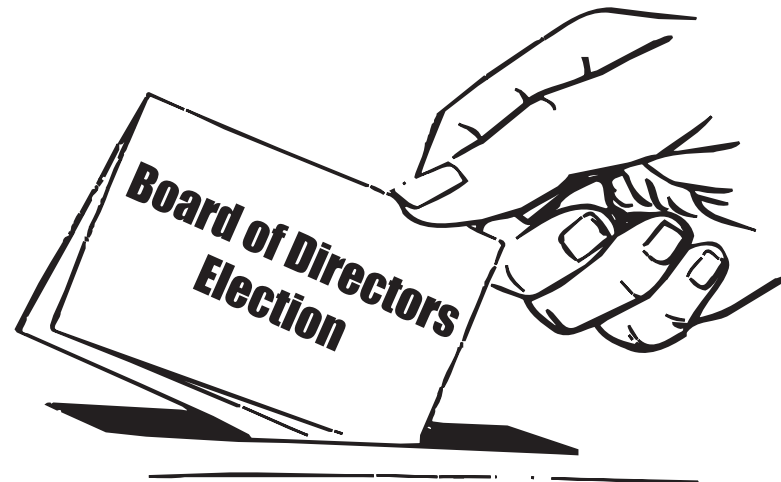
Accrual Basis  
January through December 2011

|                            |                        |  |
|----------------------------|------------------------|--|
| <u>Income</u>              |                        |  |
| Interest Income            | 1,210.00               |  |
| Membership Fees            | <u>17,000.00</u>       |  |
| Total Income               | 18,210.00              |  |
| <u>Expense</u>             |                        |  |
| Accountant Costs           | 325.00                 |  |
| Annual Meeting             | 3,500.00               |  |
| Board of Directors Expense | 500.00                 |  |
| Insurance Expense          | 1,600.00               |  |
| Legal Fees                 | 2,500.00               |  |
| Post Office Box            | 250.00                 |  |
| Postage and Delivery       | 800.00                 |  |
| Printing and Reproduction  | 3,000.00               |  |
| Storage Costs              | 505.00                 |  |
| Uncategorized Expenses     | 0.00                   |  |
| Web Site                   | <u>750.00</u>          |  |
| Total Expense              | <u>13,730.00</u>       |  |
| Net Income                 | <u><u>4,480.00</u></u> |  |

Agenda

CIWHA Annual Meeting  
Saturday – February 19, 2011

|          |                                                                                                                                                                              |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9:30 am  | <u>Call to Order</u>                                                                                                                                                         |
| 9:40 am  | <u>Business Meeting</u><br>-Consent Agenda<br>Minutes of 2010 Annual Meeting<br>Treasurer’s 2010 Report<br>2011 Proposed Budget<br>-Election of Board Nominees               |
| 10:15 am | <u>New Business</u><br>-Acknowledgment of Outgoing Board Members<br>-Status of Seawalls<br>-Development of Fisherman’s Wharf<br>-Acknowledgment of City and County Officials |
| 11:00 am | <u>Questions and Answers</u>                                                                                                                                                 |
| 11:30 am | <u>Adjournment</u>                                                                                                                                                           |



## VOTE

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

### NOMINEES FOR DIRECTOR

- ✓ Virgil Lockhart
- ✓ Trevor Smith
- ✓ Bill Scarpino

The Board meets once a month on the third Wednesday at Re-Max Gold Coast located at 3924 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.

### Channel Islands Waterfront Homeowners Association

#### Balance Sheet

as of December 31, 2010

#### ASSETS

##### Current Assets

##### Checking/Savings

Santa Barbara Bank & Trust-ck 6,123.72

Santa Barbara Bank & Trust-sav 3,832.35

SBBT- CD 114,457.63

Total Checking/Savings 124,413.70

Total Current Assets 124,413.70

##### Fixed Assets

Furniture and Equipment 987.74

Total Fixed Assets 987.74

TOTAL ASSETS 125,401.44

#### LIABILITIES & EQUITY

##### Equity

Opening Balance Equity 119,851.96

Retained Earnings 6,712.43

Net Income -1,162.95

Total Equity 125,401.44

TOTAL LIABILITIES & EQUITY 125,401.44



# Channel Islands Waterfront Homeowners Association

Profit & Loss

January 2008 through December 2010

|                                | Jan - Dec 08     | Jan - Dec 09     | Jan - Dec 10     | TOTAL            |
|--------------------------------|------------------|------------------|------------------|------------------|
| <b>Income</b>                  |                  |                  |                  |                  |
| Advertising Income             | 250.00           | 230.00           | 0.00             | 480.00           |
| Architectural Review           | 0.00             | 200.00           | 0.00             | 200.00           |
| CCR's/ Copying Income          | 0.00             | 0.00             | 50.00            | 50.00            |
| Interest Income                | 1,414.57         | 11.39            | 2,031.78         | 3,457.74         |
| Membership Fees                | 20,525.00        | 20,200.00        | 14,300.00        | 55,025.00        |
| <b>Total Income</b>            | <b>22,189.57</b> | <b>20,641.39</b> | <b>16,381.78</b> | <b>59,212.74</b> |
| <b>Expense</b>                 |                  |                  |                  |                  |
| Accountant Costs               | 250.00           | 275.00           | 300.00           | 825.00           |
| Annual Meeting                 | 939.51           | 1,122.16         | 681.42           | 2,743.09         |
| Board of Directors Expense     | 1,312.33         | 1,740.06         | 454.09           | 3,506.48         |
| CC&R Enforcement               | 3,000.00         | 3,000.00         | 1,425.00         | 7,425.00         |
| Computer and Internet Expenses | 0.00             | 159.79           | 0.00             | 159.79           |
| Income Taxes                   | 3,468.33         | -417.92          | -68.08           | 2,982.33         |
| Insurance Expense              | 3,929.00         | 3,954.00         | 1,600.00         | 9,483.00         |
| Legal Fees                     | 1,155.00         | 1,760.00         | 4,096.00         | 7,011.00         |
| Neighborhood Improvements      | 0.00             | 0.00             | 4,000.00         | 4,000.00         |
| Office Supplies                | 409.94           | 701.24           | 0.00             | 1,111.18         |
| Political Contributions        | 600.00           | 0.00             | 0.00             | 600.00           |
| Post Office Box                | 102.00           | 0.00             | 15.00            | 117.00           |
| Postage and Delivery           | 993.20           | 698.80           | 55.52            | 1,747.52         |
| Printing and Reproduction      | 2,182.76         | 2,265.13         | 2,316.71         | 6,764.60         |
| Reconciliation Discrepancies   | 0.00             | -12.94           | -0.47            | -13.41           |
| Storage Costs                  | 0.00             | 0.00             | 505.00           | 505.00           |
| Uncategorized Expenses         | 0.00             | 0.00             | 0.00             | 0.00             |
| Web Site                       | 250.46           | 1,439.19         | 2,164.59         | 3,854.24         |
| Wire Transfer Fee              | 0.00             | 11.00            | -0.05            | 10.95            |
| <b>Total Expense</b>           | <b>18,592.53</b> | <b>16,695.51</b> | <b>17,544.73</b> | <b>52,832.77</b> |
| <b>Net Income</b>              | <b>3,597.04</b>  | <b>3,945.88</b>  | <b>-1,162.95</b> | <b>6,379.97</b>  |

Homeowners Association Dues for 2011 .....\$50.00

Make your check payable to CIWHA

Please bring your check to:

The Annual Homeowners Association Meeting

February 19, 2011 at 8:30 a.m.

Embassy Suites Mandalay Beach - Hotel & Resort

2101 Mandalay Beach Road, Oxnard, California, United States 93035

If you are not attending the Annual CIWHA  
Meeting , then mail your check 1237 S. Victoria Ave.  
along with your Absentee Ballot to: Box 197  
Oxnard, CA 93035

## Your Information

Name(s) \_\_\_\_\_

Marina Address \_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

City, St., Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Cell \_\_\_\_\_ Email \_\_\_\_\_

☐ full time resident ☐ part time resident ☐ investor

Get Involved-What are your interests? \_\_\_\_\_

\_\_\_\_\_

INVOICE 2011



CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOC.  
MINUTES OF THE ANNUAL MEETING  
FEBRUARY 13, 2010

PLACE: .....Lobster Trap Restaurant  
Santa Rosa Room  
3605 Peninsula Rd.  
Channel Islands Harbor, Oxnard, Ca.

**CALL TO ORDER AND WELCOME**

President George Arglen called the meeting to order at 9:30 A.M. A quorum was declared.

Pledge of Allegiance

President Arglen announced there would be no City representation at this meeting; however, our relationship with the City department heads is very good. He reviewed his specific efforts on the part of the membership for the past year:

1. Removal of commercial boats in marina
2. Addition of 3’ to length of boat slips (still pending City agreement)
3. Request City re-evaluate its policy regarding abandoned boats
- 4.Hemlock drain
5. Recommend CIWHA be represented at Costal Commission meeting regarding Fisherman’s Wharf project
6. Harbor Blvd. traffic & noise issue still unresolved with City
7. No work done on seawalls in past 4 years. City has been advised by lawyer, Kate Neiswender, that we are prepared to sue if walls fail. Money has been allocated in budget. City has agreed to committee of 6 (3 each of City & HOA) to discuss further. Dredging took 2 years to get done, \$1.2 million ; entrapment device at Channel Islands Bl. Installed
8. Police Department disbanded local unit of community police

**BUSINESS MEETING**

MINUTES OF ANNUAL MEETING FEBRUARY 21, 2009

Read by Pat Younis, Membership Chairperson. A revision requested by member Ms. Terry Cruz was presented to all and approved.

TREASURER’S REPORT AND PROPOSED 2010 BUDGET

Read by Linda Lockhart, Treasurer, and approved

ELECTION OF BOARD NOMINEES

President Arglen introduced the nominees

Keith Beckwith, Bill Clark, Linda Lockhart, Howard Tamaroff and Patricia Younis and announced the sudden resignation of Trevor Smith. A nomination from the floor for Matthew Steinorth was accepted and all individuals were unanimously approved by the membership.

**NEW BUSINESS : BOARD COMMITTEE REPORTS**

- Seawalls ..... Bob Freeland conducted a power point discussion of the construction and condition of our 2 types of seawalls. His HOA committee was successful in persuading the City to consider a newer, non-destructive engineering test method for determining the condition of our seawalls and reissue their RFP. This newer method could greatly reduce the cost of repair.
- Sound Wall ..... George reported that attempts to have the City reduce the speed limit on Harbor Blvd. to reflect a “residential” number was denied because our front yards do not touch Harbor Blvd. Also, the City has no money to repair or replace our streets. He suggests we include this in the Special Assessment District fees when/if it comes to vote. Hemlock Drain, Port Hueneme is contributing to the run-off but the City has not agreed to add entrapment device.
- Landscaping ..... Keith Beckwith reported that he and Pat Younis prepared a report for the City that shows history of lack of maintenance of green belts. Faucets have been repaired and water has been turned back on. The City is attempting to replant new and additional trees to fix Harbor Blvd. strip. Pat & Keith are creating a neighborhood monitoring committee.
- New Developments.... George explained no further action currently on Fisherman’s Wharf Project but cautioned to be alert to announcements. February 20, 2010 a meeting is scheduled to discuss the development of Wooley and Harbor Bl. for apartments. He has suggested that this might be a good time to ask the developer for Money for a sound wall. No further information with regard to school construction on Wooley.
- Membership ..... Pat announced rise in membership and requests assistance to encourage more to join. She explained new web site due to launch in mid-March.

**MEMBER INPUT**

- Mark Kandarian ..... Presentation of problems and possible solutions concerning short Kingsbridge Way term rentals. Issue is a big problem statewide and CC&Rs must be changed to reflect minimum rentals (eg. 30 day). He will lead committee to address possible solutions.
- Kingsbridge Way
- Dave Kelly ..... Requests a printed legal opinion to assist homeowners on financing. Documents that refer to us as a “condo development” rather than a “common community development”. Board suggests to have the appraiser contact HOA president or work with bank loan office.
- Falkirk Cir

- Jim Colwell ..... Regarding new “non destructive engineering test” on seawalls, Hemlock. How much will that cost vs visual inspection? Bill Scarpino will have an estimate by mid April.
- Ellen Morgan ..... Will new web site be only way to get information about HOA?
- Eastbourne..... Pat Younis will use web site plus the Currents for those who do not use the internet.
- Don Lewis ..... Problem with trash barrels left in front of house and requests HOA speak to City for enforcement. George explained City ordinances.
- Costa de Oro ..... Speak to City for enforcement. George explained City ordinance.
- Carl Thompsen ..... Requested explanation of possible degradation of the “deadman” on Boise seawall. George said digging on empty lots show none. Also, questioned why pilaster reinforcement was not performed at his house. George reported that his was not done because his ramp was not removed. This was in agreement with the City.
- Virgil Lockhart..... Suggested we ask City to replace traffic light with a stop sign at Harbor and Channel Islands Blvd. to reduce noise level. Homeowner on Oldham circle notes that sign didn’t work when used temporarily during road repair last year; cars just ran it.
- Anonymous ..... Pat Younis read “What can be done about people parking long Term on the street?” Pat suggests we put this information on the new web site: codes and who to call. We cannot control guest Parking spaces.
- Jeffrey Wiese ..... Pat read “Many of us would like to see the area on both sides of the bridge privatized for local residences or sealed off. We are worried about major increase in vandalism with opening of a restaurant in the old Golden Dragon.”
- George Arglen..... Explained Wes Clark has been issuing violation notices for boat trailers in driveways. Board can enforce fines but has never done so. Residents who pay to have cars washed in driveway must be certain the “washer” has a water return entrapment device. This is a City ordinance because of the chemical use by commercial washers .

**ACKNOWLEDGEMENT TO OUTGOING BOARD MEMBERS**

George Arglen awarded plaques to Bob Freeland, outgoing Vice President, and Arlene Beckwith, outgoing secretary. Bob Freeland awarded a plaque to George Arglen, outgoing president, for his 7 years on the board.

**ADJOURNMENT**

The meeting was adjourned at 12:00 PM

Respectfully submitted,

Linda Lockhart  
Substitute Secretary

