

PRESORTED
STANDARD
U.S. POSTAGE PAID
OXNARD, CA
PERMIT NO. 295

On The Inside

Meeting Notice.....	Page 2
Agenda.....	Page 3
Election.....	Page 4
Invoice	Page 5
Minutes	Page 6
Thank You	Page 7
Profit & Loss	Page 8
Balance Sheet.....	Page 9
Budget	Page 10
Absentee Ballot	Page 11

Annual Meeting Packet Enclosed

Currents is a publication of The Channel Islands Waterfront Homeowners Association, all rights reserved
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>**

Bill Clark
President & Architectural Review Committee
805 382-0842
bclark65@hotmail.com

Bill Scarpino
Vice President & Waterways Committee
805-815-4621
wscarpino@channelislandsca.com

Trevor Smith
Water Quality
805 469-9765
tsmith@channelislandsca.com

Matthew Steinorth
Secretary-Treasurer
805 444-2187
matthew@channelislandsca.com

Virgil Lockhart
805-984-0512
vl-lockhart@msn.com

Keith Beckwith
Landscaping
805 338-4466
keith@channelislandsca.com

Howard Tamaroff
Currents Newsletter & Web
805 218-6968
currents@channelislandsca.com

CURRENTS

Issue #1 2-12

Special

Annual Meeting

Issue

Notice

Annual Meeting 2012

Saturday February 18, 2012 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 am.

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

ABSENTEE BALLOT

Annual Meeting Saturday February 18, 2012

Official Ballot

Please, only one ballot per parcel.

I am a 2012 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 2011 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 2012 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

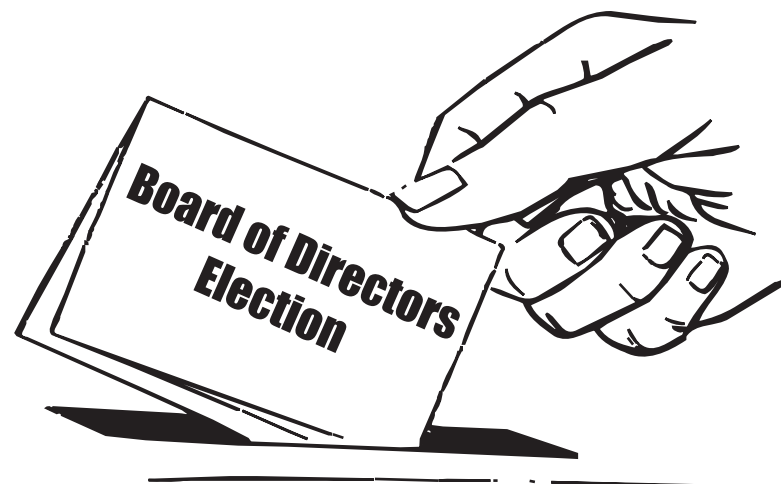
Channel Islands Waterfront Homeowners Association
2012 Budget

	Jan - Dec 12
Income	
Interest Income	900.00
Membership Fees	20,000.00
Total Income	20,900.00
Expense	
Accountant Costs	325.00
Annual Meeting	2,500.00
Board of Directors Expense	600.00
Computer and Internet Expenses	500.00
Insurance Expense	1,600.00
Legal Fees	4,000.00
Post Office Box	250.00
Postage and Delivery	800.00
Printing and Reproduction	4,000.00
Professional Fees	4,000.00
Storage Costs	400.00
Web Site	750.00
Total Expense	19,725.00
Net Income	1,175.00

Agenda

CIWHA Annual Meeting
Saturday – February 18, 2012

9:00 am	<u>Call to Order</u>
9:10 am	<u>Pledge of Allegiance</u>
9:15 am	<u>Introduction of City and County Representatives</u> - Mayor Tom Holden - Councilman Tim Flynn - Supervisor John Zaragoza
	<u>Sea Wall Update</u> - Cameron Duncan, TranSystems
10:00 am	<u>Business Meeting</u> - Consent Agenda Minutes of 2011 Annual Meeting Treasurer's 2011 Report 2012 Proposed Budget - Election of Board Nominees -Bill Clark, Tom Shideler, Steve Booth, Keith Beckwith, Matthew Steinorth
10:15 am	<u>New Business</u> - Status of Sea Walls -Acknowledgment of Outgoing Board Members -Howard Tamaroff, Virgil Lockhart
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

- ✓ Bill Clark
- ✓ Matthew Steinorth
- ✓ Keith Beckwith
- ✓ Tom Shideler
- ✓ Steve Booth

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, 2011

	Dec 31, 11
ASSETS	
Current Assets	
Checking/Savings	
SBBT- CD	115,485.61
SBBT- Checking	6,581.07
SBBT- Savings	13,850.70
Total Checking/Savings	135,917.38
Total Current Assets	135,917.38
Fixed Assets	
Furniture and Equipment	987.74
Total Fixed Assets	987.74
TOTAL ASSETS	136,905.12
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	5,549.48
Net Income	11,503.68
Total Equity	136,905.12
TOTAL LIABILITIES & EQUITY	136,905.12



INVOICE

Homeowners Association Dues For 2012 \$50.00

Make Your Check Payable To CIWHA

We have input our membership information in a new database this year. We would appreciate it if you would fill in all the information even if you've done so before.

Your Information

Name(s)_____

Marina Address_____

Mailing Address (if different)_____

City, St., 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 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
January 2008 through December 2011

	Jan - Dec 08	Jan - Dec 09	Jan - Dec 10	Jan - Dec 11	TOTAL
Income					
Advertising Income	250.00	230.00	0.00	0.0	480.00
Architectural Review	0.00	200.00	0.00	100.0	300.00
CCR's/Copying Income	0.00	0.00	50.00	0.0	50.00
Interest Income	1,414.57	11.39	2,031.78	1,046.3	4,504.07
Membership Fees	20,525.00	20,200.00	14,300.00	20,700.0	75,725.00
Transfer Fee	0.00	0.00	0.00	50.0	50.00
Uncategorized Income	0.00	0.00	0.00	100.00	100.00
Total Income	22,189.57	20,641.39	16,381.78	21,996.3	81,277.73
Expense					
Accountant Costs	250.00	275.00	300.00	325.0	1,150.00
Annual Meeting	939.51	1,122.16	681.42	2,438.5	5,181.61
Bank Fees	0.00	0.00	0.00	24.0	24.00
Board of Directors Expense	1,312.33	1,740.06	454.09	450.3	3,956.82
CC&R Enforcement	3,000.00	3,000.00	1,425.00	0.0	7,425.00
Computer and Internet Expenses	0.00	159.79	0.00	357.9	517.78
Income Taxes	3,468.33	-417.92	-68.08	-28.0	2,954.33
Insurance Expense	3,929.00	3,954.00	1,600.00	1,600.0	11,083.00
Legal Fees	1,155.00	1,760.00	4,096.00	655.0	7,666.00
Neighborhood Improvements	0.00	0.00	4,000.00	0.0	4,000.00
Office Supplies	409.94	701.24	0.00	0.0	1,111.18
Political Contributions	600.00	0.00	0.00	0.0	600.00
Post Office Box	102.00	0.00	15.00	219.0	336.00
Postage and Delivery	993.20	698.80	55.52	138.3	1,885.83
Printing and Reproduction	2,182.76	2,265.13	2,316.71	3,447.2	10,211.85
Reconciliation Discrepancies	0.00	-12.94	-0.47	0.0	-13.41
Storage Costs	0.00	0.00	505.00	400.0	905.00
Uncategorized Expenses	0.00	0.00	0.00	0.0	0.00
Web Site	250.46	1,439.19	2,164.59	465.2	4,319.48
Wire Transfer Fee	0.00	11.00	-0.05	0.00	10.95
Total Expense	18,592.53	16,695.51	17,544.73	10,492.65	63,325.22
Net Income	3,597.04	3,945.88	-1,162.95	11,503.68	17,883.65



Minutes of the Channel Islands Waterfront Homeowners Association
Annual Meeting
February, 19, 2011

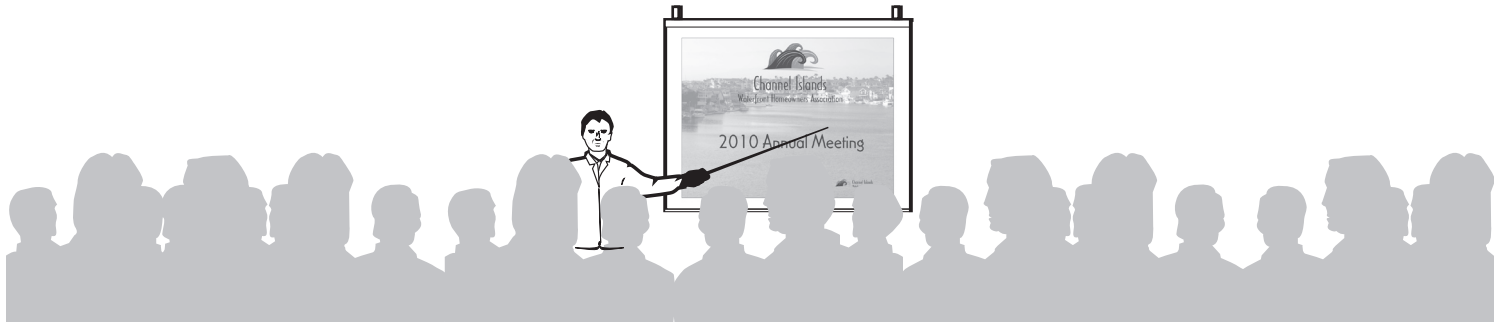
Place: Embassy Suites Hotel Mandalay Bay, Oxnard CA
Call to Order: President Bill Clark called the annual meeting to order at 9:40 am
The meeting began with the introduction of official guests. In attendance were Mayor Pro Tem Dr. Irene Pinkard, Councilmen Tim Flynn, and Officer Steven Boychuck from Code Enforcement. Mayor Pro Tem Dr. Irene Pinkard was introduced and spoke about the solvency of the City's finances and the many improvement projects currently underway. In particular, she discussed the progress of the City's street improvement project. Councilmen Tim Flynn was then introduced. He also discussed the current financial condition of the City, as well as the street improvement project. He further discussed the fact that he has been working with Bill Scarpino to get the City Council to approve funds for our seawall survey. He has also worked with Trevor Smith on water quality issues facing our marina. Officer Boychuck was introduced and information was given to the audience regarding contacting Officer Boychuck regarding Code violations.
President Bill Clark then reviewed the consent agenda consisting of the Minutes from the 2010 Annual Meeting, the 2010 Treasurer's Report, and the 2011 Proposed Budget. No items were pulled from the consent agenda, and the consent agenda was passed without opposition.
President Bill Clark then introduced the new Board Nominees- Bill Scarpino, Trevor Smith, and Virgil Lockhart. No other nominees were introduced from the floor and all three nominees were approved without opposition.
Last year's Board members were introduced- Jeff Catanzaro, Vice President; Linda Lockhart, Secretary; Matthew Steinorth, Treasurer; Pat Younis(absent), Membership and Web Site; Keith Beckwith, Landscaping; and Howard Tamaroff, Currents Newsletter and SW5. President Clark thanked the outgoing members- Jeff Catanzaro, Linda Lockhart, and Pat Younis, for their commitment to the board and their hard work.
The meeting then went to closed session and all visitors were asked to leave.
The current status of the seawalls was presented. The work that is anticipated was reviewed. Approximately 15 to 20 million dollars are expected to be spent over the next 15 years to maintain the seawalls. The current negotiations regarding the sharing of the costs with the City for the upcoming survey were discussed. Once the survey has been completed, the homeowners will have to discuss the various options regarding funding the seawall maintenance project. The steps necessary to establish a new assessment district were outlined. The redevelopment of the Fisherman's Wharf was then presented. The audience was informed that the project still does not have a final plan, the EIR has not been presented, and neither the Coastal Commission, the Board of Supervisors, or the City Council have met to discuss the project. The Board will inform the homeowners of the progress of the development once they have more information.
The meeting was then opened to questions and answers. Questions were brought up regarding adding private gates to the community, the sound wall along Harbor Boulevard, hiring private security, and regulations regarding the greenbelts. The board plans to look into these issues and provide information at either their future regular meetings or in the Currents.
The meeting was adjourned at 11 am.

Bill Clark, President

Minutes of Special Board Meeting
February 19, 2011

Place: Embassy Suites Hotel Mandalay Bay, Oxnard CA
The Special Board Meeting of the Channel Islands Waterways Homeowners Association was called to order by President Bill Clark at 11:10 am. The officer positions were elected as follows; President- Bill Clark, Vice President- Bill Scarpino, Treasurer and Membership- Matthew Steinorth, Currents and Website- Howard Tamaroff, Waterways- Trevor Smith, Landscaping- Keith Beckwith, Waterways and Member at Large- Virgil Lockhart. The position of Secretary will be shared between Bill Clark and the other board members.
The next meeting will be on Wednesday March 9th at 7 pm.
The special meeting was then adjourned at 11:30 am.

Bill Clark, President



Thank you to our 2011
Channel Island Waterfront Board of Directors

Bill Clark- President
Bill Scarpino- Vice President
Matthew Steinorth- Treasurer
Howard Tamaroff- Editor of the Currents
Virgil Lockhart- Board Member at Large
Trevor Smith- Water Quality Director
Keith Beckwith- Landscape Director

Special Thanks to our outgoing Board Members
Howard Tamaroff and Virgil Lockhart

Special Thanks to our committee members
Bob Freeland and Steve Booth

