

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.

Recently completed projects:

2012 condition assessment, 2014 slope protection and filling footing gaps and 2016 Kingsbridge Way wall repair.

Current projects: Seawall monitoring program, West Hemlock Street wall repairs, pilaster jacket repairs and maintenance dredging.

Phase C – project timelines: 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.

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The meeting was adjourned at 10:55 am.

Submitted by: Tom Shideler, Secretary