

Currents 2018

2018 Annual Meeting Information

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3840 Channel Islands Boulevard, • P.O., Box 144, Oxnard, CA 93035
www.channelislandsca.com

**SAVE
THE
DATE**



Channel Islands
Waterfront Homeowners Association

**FEB
10
2018**

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Dear Mandalay Bay Homeowner,

A voluntary neighborhood (HOA) organization with a high membership rate shows community involvement, spirit and solidarity to our cause; it lends strength to our Board leaders when they speak to the city about topics that concern us, and concern you.

We ask for your membership and dues as we move forward with the city to ensure our channels remain dredged timely, our seawalls are maintained and repaired, to keep our greenbelts well kept and develop a plan with the city for drought considerations, and to keep our streets repaved timely.

In our ongoing efforts we need your help!



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Channel Islands
Waterfront Homeowners Association

**FEB
10
2018**

2018 Annual Meeting

Saturday Feb 10, 2018
Registration & Coffee at 8 AM
Meeting at 9 AM

Embassy Suites Mandalay
2101 Mandalay Beach Rd
Oxnard, CA 93035

Hope to see you there!

President's Message - Seawall Update

by Bill Clark

It has become apparent to our board members, that when working with the City of Oxnard, every step forward seems to be followed by a step backwards.

At last year's annual meeting we promised to keep the homeowners updated with our progress towards funding the seawall maintenance project. Unfortunately, we have made little progress. We have met with City staff and their consultants multiple times. The City has agreed to fund half of the capital projects associated with the repair of the seawalls. However, they want us to fund the maintenance portion. We are in negotiations over what we consider capital projects verse what they consider maintenance. We have also met with the City's consultant, NBS, who will help create the new assessment district to finance the seawall project. We do not have figures at this time to share with the homeowners regarding how much your property taxes will increase. However, the current assessment on your property tax bill has not changed in over twenty-five years and no longer covers the necessary costs to maintain our seaside community.

We are continuing to negotiate with the City and their consultants regarding the structure of the assessment district. We want to make sure the new district provides the most benefit to the homeowners at the lowest cost. While we were on course to vote for a new assessment district in November, the progress has now been hampered by the resignation of our city manager, Greg Nyhoff, and the recall election targeting a majority of the city council members.

While progress has been slow with the formation of a new assessment district, we have fortunately secured funds to begin repairing the pilasters supporting the walls built by the

Boise developers. These are the walls east of Peninsula road. We have also secured funds to begin repairing the seawalls along Hemlock. These walls have been determined by TranSystems, the engineering firm monitoring the project, to be the seawalls that are in need of the most urgent attention. Construction on those walls and the pilasters should begin once the Coastal commission has issued the necessary permits. We have also secured funds to remove the damaged trees along Harbor Boulevard and to replace them with similar vegetation.

Over the next year, we plan to continue meeting monthly with the City and TranSystems regarding the status of the seawalls. TranSystems will continue to monitor the walls and the depth of our channels. We also plan to continue meeting with the City and NSB regarding the formation of an assessment district to finance the seawall project. Hopefully, the recall election will benefit our current negotiations, and the City will soon pick a new city manager so that we can proceed with the development of the our new assessment district and the restoration of our seawalls.

We look forward to seeing everyone at our annual meeting on Saturday, February 10th.

We are always looking for volunteers to help with our negotiations with the City. If you are interested, please let us know at the annual meeting.

2017 MINUTES FOR APPROVAL

CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOCIATION ANNUAL MEETING, FEBRUARY 11, 2017 EMBASSY SUITES HOTEL MANDALAY BAY, OXNARD, CA

Call to Order: The meeting was called to order at 9:00 am by President Bill Clark. Pledge of Allegiance: Attendees rose and recited the Pledge of Allegiance.

Presentation of Proposed Seawall Repair by Eric Newman, TranSystems:

Current Projects: seawall monitoring program, West Hemlock Street wall repairs, pilaster jacket repairs, hydrographic survey for dredging.

Next Projects: repair worst condition Zurn walls, repair worst condition Boise walls, slope repairs at worst locations, repair additional Boise pilasters.

Seawall Maintenance Costs: \$31 million needed next 10 years, \$29 million needed in years 11-20, timely repair reduces overall repair costs, group repairs into larger projects (\$2M to \$5M) for cost efficiency.

A brief question and answer session followed Mr. Newman's presentation.

Presentation by Oxnard City Manager Greg Nyhoff:

Mr. Nyhoff introduced Roger Brooks, Code Compliance Manager and Police Officer Mike McManama, our beat officer and Ruth Osuna, Assistant City Manager. Mr. Nyhoff announced that previous Assistant City Manager Scott Whitney has been appointed Oxnard Police Chief. The downtown revitalization project continues. The City has a history of poor record keeping. Two good audits have now been completed. Mr. Nyhoff stated that the City does own the seawalls. A project for repairing the seawalls must take into consideration the City in total as well as the residents of Mandalay Bay. A short question and answer session followed with the significant issue being short term rentals.

Harbor & Beach Community Alliance Presentation by Diane Delaney:

HBCA opposes the apartment project at Fisherman's Wharf. This project will add 400 luxury apartments, add about 1,000 cars at Victoria and Channel Islands Blvd. and remove 4 acres of boat launch ramp parking. Detailed plans of this project were presented. The land is owned by the County but is located in Oxnard. The plan is in conflict with existing policies. HBCA requests the financial support of our residents.

Visitors were excused and the meeting continued for homeowners only. A consent agenda consisting of the 2016 Annual Meeting Minutes, the 2016 Treasurer's Report and the 2017 Proposed Budget was approved.

Also, approved by consent was the election of Board members whose terms had expired. These members are Bill Clark, Matthew Steinorth, Bob Freeland and Lee Hilbert.

Seawall Committee Report: Debbie Mitchell and Bill Clark presented an update on the seawall project. The Board's role on behalf of the residents of Mandalay Bay is to monitor maintenance and be an advocate for the timely repair of the Mandalay Bay seawalls and channels. The seawall service life was described. Essentially, we are at the end of that service life. High priority repairs completed in 2016 were the stabilization of the seawall on Kingsbridge Way for \$995,000 and slope protection of seawalls for \$210,000. TranSystems has prepared a 25-year timeline of work for the entire community. The total cost for extending the life of the seawalls 25 to 40 years is \$55 million. Our current assessment methodology has not changed since 1993. Total annual assessment revenue is \$501,706. This is not adequate to cover maintenance costs. A cost sharing plan with the City must be established. Board member Keith Beckwith gave an update on landscaping activity. He described work being done on trees on Little Harbor and an improved management process implemented by the City. Homeowner issues included the need for trash cans on Little Harbor, plugged storm drains causing flooding, the possibility of getting a sound "fence" and the status of No Parking signs on Little Harbor. Keith said that if any resident has a question regarding landscaping you may call him at (805) 338-4466. The meeting was adjourned at 10:20 am.

Submitted by: Tom Shideler, Secretary

Channel Islands Waterfront Homeowners Association 2018 Budget

Jan - Dec 18

Income	
Interest Income	15.95
Membership Dues	
Membership Dues- 2018	21,500.00
Total Membership Dues	21,500.00
Transfer Fee	1,000.00
Total Income	22,515.95
Gross Profit	22,515.95
Expense	
Accounting Costs	
CPA Costs	157.00
Bookkeeping Fees	650.00
Total Accounting Costs	807.00
Annual Meeting	3,200.00
Board of Directors Expense	
Meals	750.00
Total Board of Directors Expense	750.00
Insurance Expense	1,835.00
Legal Fees	
Lawyer Fees	500.00
Secretary of State Filing Fees	25.00
Total Legal Fees	525.00
Political Contributions	1,000.00
Post Office Box	300.00
Printing/Mailing Costs	2,200.00
Total Expense	10,617.00
Net Income	11,898.95

NOMINEES FOR BOARD DIRECTORS

The Board meets on the third Wednesday of every month at 4336 Tradewinds Drive.

The meetings start at 7:00 pm, and last about 1-1/2 hours.

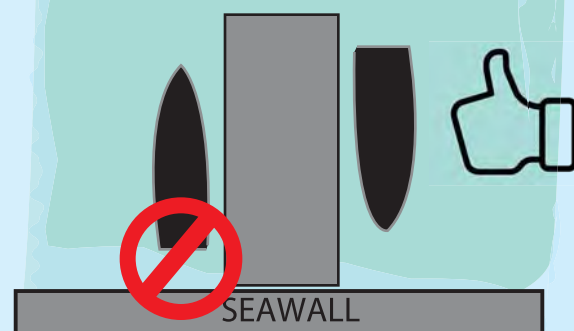
We are always looking for new directors, if you are interested in joining the board; please attend one of our monthly meetings!

Our nominees for the Board for 2018 are the following;

- ☐ Keith Beckwith
- ☐ Debbie Mitchell
- ☐ Tom Shideler

Code Violation for Backing in...

The seawalls are supported by large timber logs that have been driven into the soil. As long as they remain covered, they will retain their strength. If your prop wash uncovers those logs, marine organisms will bore into the wood and weaken the wood. If the logs fail, the seawall will collapse. Over a million dollars has been spent from your assessment district over the last decade to keep those wood logs covered. The City and the HOA ask homeowners to avoid backing in their boats to protect their seawall and home.





IMPORTANT INFORMATION AND CONTACTS REGARDING OUR HOA

OXNARD POLICE DEPARTMENT
 Mike McManama 805.512.6223

CODE COMPLIANCE
 Steven Boychuck - Sr. Compliance Officer 805.385.7943
 Roger Brooks 805.385.7944

LANDSCAPING REGARDING
 Irrigation Problems/Questions • Trash/Debris Cleanup
 Tree Trimming • Weed Control (Greenbelts/Medians)

SANDRA BURKHART
 Special Districts Administrator
 805.385.7578

KEITH BECKWITH
 HOA
 805.338.4466

Agenda

CIWFOA Annual Meeting
Saturday- February 10, 2018

- 9:00 am- Call to Order
9:10 am- Pledge of Allegiance
9:15 am- TranSystems Seawall Report
Eric S. Newman S (Project Manager)
9:45 am- Introduction of Mayor Tim Flynn
10:00 am- Homeowner's only meeting
Consent Agenda
-Minutes of 2017 Annual Meeting
-Treasurer's 2017 Report
-Proposed Budget 2018
-Election of Board Nominees
- Seawall Committee Report
- Landscaping Committee Report
11:00 am Questions and Answers
11:30 am Adjournment



Please detach and return:

Dues Invoice 2018

Please update your information:

Marina Street Address:

Name: _____ Alt Contact: _____

Mailing Address (if different): _____

City, State, Zip: _____

Contact Phone: _____ Email: _____

Status (check one): We have you as :

☐ Full Time ☐ Part-Time ☐ FT Rental ☐ Vacation Rental ☐ Lot

Involvement-What are your interests? ☐ Seawalls, Waterways, ☐ Landscaping, ☐ Neighborhood Council

Please make your check for \$50.00 payable to :

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



Channel Islands Waterfront Homeowners Association

Profit & Loss

	Jan - Dec 12	Jan - Dec 13	Jan - Dec 14	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	TOTAL
Income							
Architctural Review	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Donations	205.00	860.00	300.00	220.00	200.00	200.00	1,985.00
Interest Income	721.50	450.90	155.61	14.92	15.95	12.96	1,371.84
Membership Dues	21,250.00	21,550.00	21,050.00	22,350.00	21,950.00	22,450.00	130,600.00
Transfer Fee	150.00	450.00	900.00	1,550.00	1,200.00	1,200.00	5,450.00
Total Income	22,426.50	23,310.90	22,405.61	24,134.92	23,365.95	23,862.96	139,506.84
Gross Profit	22,426.50	23,310.90	22,405.61	24,134.92	23,365.95	23,862.96	139,506.84
Expense							
Accounting Costs	0.00	0.00	850.00	582.00	630.50	1,295.50	3,358.00
Annual Meeting	2,368.70	2,551.39	2,886.02	3,134.36	2,801.80	5,857.99	19,600.26
Bank Fees	3.00	0.00	0.00	0.00	0.00	0.00	3.00
Board of Directors Expense	712.03	880.02	629.72	677.04	0.00	1,397.91	4,296.72
Computer and Internet Expenses	179.00	0.00	0.00	0.00	0.00	0.00	179.00
Income Taxes	0.00	0.00	850.00	50.00	0.00	50.00	950.00
Insurance Expense	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,835.00	9,835.00
Legal Fees	6,072.35	6,857.50	97.50	320.00	0.00	0.00	13,347.35
Neighborhood Improvements	0.00	5,455.00	10,698.04	0.00	0.00	0.00	16,153.04
Political Contributions	0.00	0.00	1,500.00	0.00	0.00	1,000.00	2,500.00
Post Office Box	240.00	250.00	264.00	264.00	288.00	312.00	1,618.00
Printing/Mailing Costs	2,405.45	2,268.38	1,942.34	2,632.23	2,039.06	2,074.17	13,361.63
Web Site	159.01	0.00	0.00	0.00	0.00	0.00	159.01
Total Expense	13,739.54	19,862.29	21,317.62	9,259.63	7,359.36	13,822.57	85,361.01
Net Income	8,686.96	3,448.61	1,087.99	14,875.29	16,006.59	10,040.39	54,145.83



Official Ballot

Please, only one ballot per parcel.

I am a 2018 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 2017 Annual Meeting Minutes,

I vote: ☐ FOR ☐ AGAINST

2. As to the approval of the 2017 Financial Reports,

I vote: ☐ FOR ☐ AGAINST

3. As to the election of nominees for the 2018 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

* See other side