

2020 ANNUAL MEETING

SAVE THE DATE:

SATURDAY FEBRUARY 8, 2020

Check in 8 – 9 AM

Meeting Call to Order 9 AM

Embassy Suites Mandalay Bay Resort

2101 Mandalay Beach Rd. Oxnard, CA 93035

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1237 S. Victoria Avenue – Box 197 Oxnard, CA 93035
www.channelislandsca.com

IMPORTANT MEETING NOTICE FOR MANDALAY HOMEOWNERS

City Presentations:

- 2019 Seawall Feasibility Study
- Landscape Progress & Plans
- Funding

There will also be an update on Water Quality

Additional Closed Session Agenda Items

Business Meeting

- Consent Agenda
 - o Minutes of 2019 Annual Meeting
 - o Treasurer's 2019 Report
 - o Proposed Budget 2020
- Election of Board Nominees

Your Membership Counts

There are decisions to be made that will have long term impact on our property. While membership is not *mandatory*, this is your choice to have a voice!

HOMEOWNERS CLOSED SESSION

Following the City presentations and Q&A there will be a very important closed session meeting for homeowners to discuss the options & determine next steps.

January 2020

President's Message

This month not only ushers in a new year, but a new decade. With the new year comes hope for happiness, good health, and prosperity. While your Channel Islands Waterfront Homeowners Association board members are optimistic that will we continue to make progress in replacing the landscaping along Channel Islands and Harbor Boulevard, and continue to work with the surrounding homeowners associations and the neighborhood council to improve our water quality, we do not share that same optimism in regards to our seawalls.

Despite all our meeting with the City staff and our City Council members over the last decade, we are no closer to a solution for repairing our seawalls then we were in 2010. It has been frustrating to make progress with City staff members, only to see them depart, and start all over again with new leaders. We are now on our third engineering consultant, who has recommended a third strategy to repair the seawalls, at a cost that is more than triple the initial investment. Yet despite our frustrations, our current City manager, Alex Nguyen, and the head of public works, Rosemarie Gaglione, are close to finalizing a plan to address the repairs. However, the costs are significant, and the question of financial responsibility has not been resolved.

I encourage you and your neighbors to attend our annual meeting. The City staff plans to present their plan for repairing our seawalls, along with the schedule for landscape replacement. We will also have members of our community who will update the homeowners on the progress of protecting the water quality in our marina. We plan to ask for feedback from the homeowners on how they would like to proceed in our interactions with the City. We can continue with our current negotiations with the hope that our new City leaders will finally find a solution to our seawall issue, or we can consider the possibility of litigation, which in itself presents its own perils.

I hope you will be able to find the time to attend this year's annual meeting. I look forward to seeing everyone on Saturday, February 8th.

Bill Clark



Progress Plans and Possibilities

Landscape

There has been a lot of visible progress in many areas as of late and an update on progress and plans will be presented by Special Districts.

Seawalls

2019 Seawall Feasibility Study
As you may recall from last year's Annual Meeting Public Works director Rosemarie Gaglione had presented the launch of a new Feasibility Study to be completed prior to moving forward on additional Seawall Repairs and maintenance. The purpose of this study was to meet the needs of value engineering due to the scale and economics of this project as well as the changes in technology and engineering requirements and recommendations.

The results of this study will be part of the presentation by the City.

Funding

The results of the feasibility study, landscape needs, dredging, water quality and inflation have increased the need for additional funding options.

Plans and Possibilities

The City has approved for Public Works to apply for Grants.

A Pilaster Project is out to bid and results should be available at the annual meeting.

The City's Special District coordinators are preparing options for potentially creating a new Community Finance District (CFD) specifically for Seawall Projects.

The City Manager has been very supportive to meet the understanding of a 50/50 split of seawall costs based on the public and private benefit. The final approval will be required by vote from the City Council.

The issue for both the City and our special district is lack of funds.

The City has proposed creating a bond which would require approval by City Council and consent through a ballot measure by registered voters in Mandalay.

Alternatively and/or additionally homeowners may request to increase the current assessments to meet immediate and short term needs.

Your voice and your input and participation are crucial to this decision making and will impact all homeowners in Mandalay now and for years to come.

CIWHA DUES FOR 2020

Please make your check payable to CIWHA

Name _____

Marina Address _____

Mailing (if different) _____

City _____ State _____ Zip _____

Home Phone _____ Work Phone _____

Cell _____ email _____

Resident Status: [] Full Time [] Part Time [] Rental [] Investor

Get Involved! What are your interests? _____

MAIL TO: CIWHA 1237 South Victoria Ave. Box 197 Oxnard, CA 93035 **OR PAY ONLINE**
PAYPAL OR Credit Card



CONTACTS

THE MAILING ADDRESS FOR ALL BOARD BUSINESS
CIWHA
1237 S. Victoria Ave, Box 197
Oxnard, CA 93035

2019 Board & Contacts

President
William (Bill) Clark
805-382-0842
president.bill.clark@channelislandsca.com

Vice President and Seawall Team
Debbie Mitchell
310-804-2382
seawalls.debbie.mitchell@channelislandsca.com

Treasurer
Matthew Steinorth
treasurer.matthew.steinorth@channelislandsca.com

Secretary
Tom Shideler
secretary.tom.shideler@channelislandsca.com

Board Member and Landscape Committee
Keith Beckwith
805-338-4466
landscape.keith.beckwith@channelislandsca.com

Board Member – Water Quality
Darcy Antonellis

Board Member
Mike Haase

Waterways Communications Committee
Carol Taylor
communications.carol.taylor@channelislandsca.com

Official Absentee Ballot

Please, only one ballot per parcel
I am a 2020 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 2019 Annual Meeting Minutes,
I vote: FOR AGAINST

2. As to the approval of the 2019 Financial Reports,
I vote: FOR AGAINST

3. As to the election of nominees for the 2019 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

2015-2019 FINANCIAL REPORTS



2020 BUDGET

Channel Islands Waterfront Homeowners Association Profit & Loss

	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	Jan - Dec 19	TOTAL
Income						
Membership Dues						
Membership Dues - 2019	0.00	0.00	0.00	0.00	20,450.00	20,450.00
Membership Dues - Other	22,350.00	21,950.00	22,450.00	18,500.00	0.00	85,250.00
Total Membership Dues	22,350.00	21,950.00	22,450.00	18,500.00	20,450.00	105,700.00
Transfer Fee	1,550.00	1,200.00	1,200.00	1,550.00	850.00	6,350.00
Donations	220.00	200.00	200.00	210.00	515.00	1,345.00
Interest Income	14.92	15.95	17.46	19.28	21.62	89.23
PayPal Fees	0.00	0.00	0.00	7.00	41.35	48.35
Total Income	24,134.92	23,365.95	23,867.46	20,286.28	21,877.97	113,532.58
Gross Profit	24,134.92	23,365.95	23,867.46	20,286.28	21,877.97	113,532.58
Expense						
Accounting Costs						
CPA Costs	0.00	0.00	471.00	230.00	200.00	901.00
Bookkeeping Fees	582.00	630.50	824.50	848.75	800.25	3,686.00
Total Accounting Costs	582.00	630.50	1,295.50	1,078.75	1,000.25	4,587.00
Annual Meeting	3,134.36	2,801.80	5,857.99	3,168.65	3,173.45	18,136.25
Bank Fees						
PayPal Fees	0.00	0.00	1.75	10.70	41.40	53.85
Bank Fees - Other	0.00	0.00	0.00	0.00	73.93	73.93
Total Bank Fees	0.00	0.00	1.75	10.70	115.33	127.78
Board of Directors Expense						
Meals	677.04	0.00	1,397.91	473.42	815.69	3,364.06
Board of Directors Expense - Other	0.00	0.00	0.00	0.00	200.00	200.00
Total Board of Directors Expense	677.04	0.00	1,397.91	473.42	1,015.69	3,564.06
Income Taxes	50.00	0.00	50.00	0.00	0.00	100.00
Insurance Expense	1,600.00	1,600.00	1,835.00	2,200.00	3,398.00	10,633.00
Legal Fees						
Lawyer Fees	260.00	0.00	0.00	0.00	0.00	260.00
Secretary of State Filing Fees	60.00	0.00	0.00	0.00	20.00	80.00
Total Legal Fees	320.00	0.00	0.00	0.00	20.00	340.00
Political Contributions	0.00	0.00	1,000.00	0.00	0.00	1,000.00
Post Office Box	264.00	288.00	312.00	312.00	312.00	1,488.00
Printing/Mailing Costs	2,632.23	2,039.06	2,074.17	2,838.82	3,838.94	13,423.22
Total Expense	9,259.63	7,359.36	13,824.32	10,082.34	12,873.66	53,399.31
Net Income	14,875.29	16,006.59	10,043.14	10,203.94	9,004.31	60,133.27

Channel Islands Waterfront Homeowners Association 2020 Budget

	Jan - Dec 20
Income	
Membership Dues	22,000.00
Transfer Fee	0.00
Interest Income	125.00
PayPal Fees	87.50
Total Income	22,212.50
Gross Profit	22,212.50
Expense	
Accounting Costs	
CPA Costs	200.00
Bookkeeping Fees	900.00
Total Accounting Costs	1,100.00
Annual Meeting	3,300.00
Bank Fees	
PayPal Fees	87.50
Total Bank Fees	87.50
Board of Directors Expense	
Meals	750.00
Total Board of Directors Expense	750.00
Insurance Expense	3,300.00
Legal Fees	
Secretary of State Filing Fees	20.00
Total Legal Fees	20.00
Post Office Box	312.00
Printing/Mailing Costs	3,000.00
Total Expense	11,869.50
Net Income	10,343.00

BALANCE SHEET

Channel Islands Waterfront Homeowners Association Trial Balance Cash Basis As of December 31, 2019

	Dec 31, 19	
	Debit	Credit
Chase- Checking 9770	1,917.84	
Chase- Savings 1627	107,510.99	
Chase- CD1 4021	50,000.00	
Chase- CD2 9409	50,000.00	
Paypal	50.00	
Checking- Union 3587	0.00	
PCFS (Closed 12/09)	0.00	
Savings- Union 0735	0.00	
SBBT- CD (Closed 6/14)	0.00	
Accounts Receivable		200.00
Undeposited Funds	0.00	
Accounts Payable	0.00	
Opening Balance Equity		119,851.96
Retained Earnings		80,417.94
Membership Dues:Membership Dues- 2019		20,450.00
Transfer Fee		850.00
Donations		515.00
Interest Income		26.24
PayPal Fees		41.35
Accounting Costs:CPA Costs	200.00	
Accounting Costs:Bookkeeping Fees	800.25	
Annual Meeting	3,173.45	
Bank Fees	73.93	
Bank Fees:PayPal Fees	41.40	
Board of Directors Expense	200.00	
Board of Directors Expense:Meals	815.69	
Insurance Expense	3,398.00	
Legal Fees:Secretary of State Filing Fees	20.00	
Post Office Box	312.00	
Printing/Mailing Costs	3,838.94	
TOTAL	222,352.49	222,352.49

2019 MEETING AGENDA

- 8:00 a.m. Check in & Administration
- 9:00 a.m. Call to Order
- 9:10 a.m. Pledge of Allegiance
- 9:20 a.m. City of Oxnard Presentations
Alex Nguyen, City Manager
Rosemarie Gaglione, Public Works Director
Landscape Update Special Districts
- 10:30 a.m. CLOSED SESSION
CHANNEL ISLANDS WATERFRONT HOMEOWNERS (only)
Consent Agenda Matters
- Minutes of 2019 Annual Meeting
- Treasurer's 2019 Report
- Proposed Budget 2020
- Board Nominations
- Election of Board
- Discussion of Presentations
Next steps
- 11:30 a.m. Adjournment

NOTE:
At the time of print we have not confirmed all times for presentations or special guests

GET INVOLVED

The primary mission of the CIWHA is to serve as a liaison between the City of Oxnard and the homeowners.

The Association does not own any common areas, nor does it contract out for any community services. Streets, sidewalks, green belts, and other infrastructure are publicly owned and maintained by the City of Oxnard.

The decisions and directions made by the City Staff and voted upon by City Council impact all of us.

The Communications Team monitors agendas for items presented to and to be voted upon by City Council that impact our neighborhood.

We need to be informed, visible and represented. We need your voice, your involvement and your presence and participation.

CIWHA Board meetings are held the **third Wednesday of every month** check the website for updates.
www.channelislandsca.com
PLEASE, take a moment and add this to your calendar!

IN MEMORIAM

Janice Freeland passed away on April 10, 2019
Robert Freeland passed away on April 20, 2019



Mandalay suffered a great loss in April of 2019 with the passing of both Janice and Robert (Bob) Freeland.

In addition to Vice President of CIWHA, and long time board member Bob was the leader of the Seawall Team. We referred to Bob as our "Rocket Scientist" because he was that as well as a professor and engineer. He was also "in the water" during seawall monitoring with TranSystems .

Bob and lovely wife Janice are missed greatly, however thier examples of love, laughter and grace are cherished by all who had the fortune to know them.

We thank thier family for shareing them with us !

SIGN UP FOR EMAIL UPDATES



We have an email list you subscribe to - please go to the website and sign up!

We do not send often and fully respect your privacy. You may unsubscribe at any time.

February 9, 2019

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.

Honored Guests:

Mayor Tim Flynn, City Manager Alex Nguyen, Public Works Director Rosemarie Gaglione, and District 1 City Councilmember Bert Perello were introduced.

Review of Seawall Project:

Bill Clark gave a visual presentation of the Zurn and Boise seawall designs including examples of deterioration. The recent history of the Waterway Capital Improvement Program involving TranSystems was reviewed. This project included refacing the seawalls and the estimated cost is \$90 million.

City of Oxnard Report:

Mayor Flynn reported on some of the paving and other projects being performed by the City. The seawalls and harbor water quality are considered to be large challenges and require long term solutions. He believes he was elected "to do the right thing."

City Manager Alex Nguyen

says he has spent his first six months cutting through red tape. His objective is to bring stability to the City organization. Employee turnover has been a serious problem.

Public Works Director Rosemarie Gaglione

gave an update on the seawall repair project. She gave a description of the long-term failure mechanism of concrete. The TranSystems recommendations were reviewed. Rosemarie stated that due to the projected cost of the project a value engineering feasibility study had to be made. TetraTech will finalize the design concept through the feasibility study. The construction documentation is anticipated to take nine months to complete. The approved test project for repairing pilasters on Hemlock Street has been put on hold. Rosemarie believes there may be a better, cheaper and more long-lasting solution that what has been presented.

Harbor & Beach Community Alliance:

Diane Delaney presented an update of H&BCA's activity in opposing the proposal for the large apartment complex on Fisherman's Wharf. The objective of H&BCA is to preserve public access to coastal land and to oppose harbor and beach development that is not in the interests of community and the environment.

Closed Session for Members Only:

The Consent Agenda included: Minutes of the 2018 Annual Meeting, the 2018 Treasurer's Report and the proposed 2019 Budget. All items on the Consent Agenda were approved.

Election of Board Members:

Reelected to fill their expired terms were Bill Clark, Matthew Steinorth and Bob Freeland.

Committee Presentations:

Seawall Update: The role of the HOA Board is to monitor and be an advocate for the maintenance of the seawalls and channels. We are concerned about the feasibility study on the "steel sheet" method of repair. The City is using \$163,431 of our Waterways Assessment to fund this study.

Water Quality Update:

The Nutrient Sampling Plan has been completed at 30 locations across the Harbor. Four remote sensors will be installed by the City in the Harbor. If a bad water quality situation is observed, report to 805 797-7598 or ciharbor@Oxnard.org .

Landscape Update:

Dead trees have been removed and new ones planted in the buffer areas bordering the property. Irrigation system repairs have been made. Trees that are too close to the seawall may be removed. The Kingsbridge Lane greenbelt pilot project will continue. The landscape contractor has agreed to put more staff on property to improve supervision.

Communications Team:

This team was created by a group of concerned homeowners to support our Board, generate updated information and provide visibility for our association with the City and County. Contact Debbie Mitchell or Carol Taylor or visit our website, www.channelislandsca.com for more information.

Adjournment: The meeting was adjourned at 10:50 am.

Submitted by: Tom Shideler, Secretary



Residents are encouraged to use 311 App to notify the City of Landscape issues. Select: "Assessment Districts Request." Or, contact directly 1 -805-385-7578. specialdistricts@oxnard.org



We also post announcements on Nextdoor.com