

# 2021 Currents

## PRESIDENT'S MESSAGE

### Dear Homeowners,



Due to the current pandemic, our annual Channel Islands Waterfront Homeowners meeting will be virtual. The meeting is scheduled for 9 am on Saturday, February 27th. We are still working on the particulars of the event. Please refer to our website ([channelislandsca.com](http://channelislandsca.com)) for details and to access the meeting.

While surely it is an understatement to say that this has been a challenging year, we have made some significant progress as a homeowner's association.

On October 6th, the Oxnard City Council voted unanimously to agree to evenly divide the costs of the seawall repairs and replacement between the homeowners and the City of Oxnard. The members of the HOA have been working hard for over a decade to get the City to acknowledge that they own the seawalls, and that they have a financial obligation to restore and maintain them.

After years of verbal commitments, rescinded almost as frequently as made, this was a landmark decision. It is a vital step in laying the foundation of trust in establishing the public/private partnership for the funding of the repairs and replacement of our seawalls.

It is important to note that there will be no increase in your property taxes as a result of this agreement. Your property taxes can only be increased if the residents/homeowners vote to approve a new assessment district or funding mechanism to cover half the costs of the project.

The same night that the City Council agreed to the 50/50 split, they also approved funding from a federal grant, for a geotechnical study to gather the information required to determine the best strategy to repair the seawalls.

Once we have determined the best solution, we will work on determining the best funding mechanism. Only after these studies have been completed will we, as homeowners, consider a vote to increase our property taxes.

The reason for the delayed date for our annual meeting is to provide the City an opportunity to review a report on the geotechnical study which they should receive in the second week of February.

In addition to the seawall agreement, we have made progress in repairing and restoring many of the pilasters supporting the seawalls on east side of Mandalay Bay. Harbour Constructors, in conjunction with department of Public Works, has nearly completed the replacement of 80 pilasters. This is the third phase of pilaster repairs. While we have made great progress in restoring many of the pilasters, there are still quite a few that need to be replaced.

Our landscape committee has been working diligently to get the City to remove the dead trees along Harbor boulevard. Now that the area has been cleared, the City is in the process of replacing the irrigation system and the trees to restore the barrier between Harbor boulevard and our community.

The Channel Islands Waterfront Homeowner's Association is a volunteer organization. While we are fortunate that many of our homeowners are willing to donate their time to help improve our community, we still need more help. Our committees need more volunteers. If there is an issue that is important to you, join us and together we can make a difference in our neighborhood.

William Clark  
President  
Channel Islands Waterfront Homeowners Association



# FOR REVIEW

The following pages include minutes from last years meeting, financial information for review, a ballot for voting to approve minutes, budgets and board nominees for the coming year, and a form for paying 2021 dues. Fill out and mail your ballot or attend the meeting on Feb 27th on ZOOM to vote!

# 2020 ANNUAL MEETING MINUTES

February 8, 2020

## 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 Guest:

District 1 Oxnard City Councilman Bert Perello was welcomed.

## Seawall Project Update:

City Manager Alex Nguyen stated he understands our frustration with the lack of progress on this project. He then introduced Public Works Director Rosemarie Gaglione who made the presentation. Rosemarie gave a brief history of the seawalls and then described how they deteriorate. The long-awaited pilaster repair project is estimated to be completed in May, 2020. The alternative TetraTech sheet pile proposal is now estimated to cost \$200 million and assumes a 75-year design life.

## Mayor Tim Flynn:

Mayor Flynn stated that the City is dealing with two projects about the same size as the seawalls. The City is presently in a positive financial position. The Fisherman's Wharf project will not go forward as presented.

## District 1 Oxnard Councilman Perello:

Councilman Perello stated he will fight for us on the seawall project. However, the Council makes the decision. He stated that he felt the 25-year plan versus the 75-year plan is short-sighted.

## Landscape Update:

Julie Phillips, Special Districts Manager, presented a report on landscaping activity. Monthly walkthroughs are being held with the contractor and HOA members. Maintenance of the Harbor Blvd. buffer area is complete and will continue through the greenbelts. The replanting of trees is in progress. Rehabilitation of the Kingsbridge greenbelt is complete.

## Water Quality:

Chuck Carter presented the status of the water quality testing program. Extensive data are being collected. Volunteers are making the collections. The Water Board will pay for most of the laboratory costs. Surface Water Ambient Monitoring Program (SWAMP) guidelines are being used to insure acceptable data. The goal is to meet Rec-1 water quality standards 95% of the time.

## SIGN UP TODAY

We have a NEW CIWHA MEETING NOTICE list

## GO TO

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

## CI Neighborhood Council:

Audrey Keller described the volunteer organization. She presented a list of current education and outreach activities.

## Harbor & Beach Community Alliance:

Rene Aiu reported that the organization is fighting the appeal to the Coastal Commission regarding the Fisherman's Wharf project.

## Closed Session for Members Only:

The Consent Agenda included: Minutes of the 2019 Annual Meeting, the 2019 Treasurer's Report and the 2020 Budget. All items of the Consent Agenda were approved.

## Election of Board Members:

Reelected to fill their expired terms were Keith Beckwith, Mike Haase, Debbie Mitchell and Tom Shideler.

## Review of the Meeting:

A discussion of "Pros, Cons and Solutions" regarding the meeting was held. Some of these items included:

### Pros (what did you hear you liked):

Viable plan and forward movement.  
50-50 split on seawalls.  
Good meeting and good information.

### Cons (what concerns you)

Accountability.  
50-50 split on seawalls.needs clarification and details.  
Narrowing waterways.  
Concern with TetraTech.

### Solutions (ideas, next steps)

Put plan in place.  
Raise assessment.  
Fight for 50-50 split.  
Grants.  
Lawsuit/no lawsuit.  
Other ways for City to raise money.  
Team for oversight.

## Adjournment:

The meeting was adjourned at 11:22 am.

Submitted by: Tom Shideler, Secretary

# 2021 ABSENTEE BALLOT



Channel Islands  
Waterfront Homeowners Association  
REPRESENTING MANDALAY BAY HOMEOWNERS

Please, only one ballot per parcel. I am a 2021 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 2020 Annual Meeting Minutes:

I approve: ☐ yes ☐ no

2. As to the approval of the Financial Reports & Budget:

I approve: ☐ yes ☐ no

3. As to the election of nominees for the 2021 Board of Directors:

I approve: ☐ yes ☐ no (if no write in below)

Name : \_\_\_\_\_

Mandalay Bay Address: \_\_\_\_\_

Mailing Address ( If different from Mandalay Bay address) \_\_\_\_\_

## 2021 NOMINEES

William Clark

Connie Heagy

Chuck Carter

## 2021 PROPOSED BOARD

\* William Clark - President

Debbie Mitchell - Vice President

Tom Shideler - Treasurer

\* Connie Heagy - Secretary

Keith Beckwith - Architectural

Mike Haase - Landscaping

\* Chuck Carter - Water Quality

\* NOMINEES

## SIGN UP TODAY

Joining MEETING NOTICE LIST for invitations to the Annual Meeting and other upcoming Homeowner meetings.

## GO TO

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

## VOLUNTEER COMMITTEES

Carol Taylor - Communications

Alison Gabel - Landscaping

Debbie Mitchell - Seawalls

## PLEASE ATTEND THE ANNUAL MEETING

The annual meeting in February will be primarily information from the CITY and will be conducted on ZOOM.

Attendance shows the City the interest and concerns of homeowners for our homes in Mandalay.

We have not seen any drafts of the presentation by the City, however we do know they plan on presenting the results of the recent Geo-technical Study that will be used to establish the plan and costs for repair and replacement of the seawalls.

Due to time constraints we will have a followup homeowners only meeting in March at which time there will be more detailed updates on Landscaping, Water Quality and any other updates and follow-up information.





Channel Islands  
Waterfront Homeowners Association  
REPRESENTING MANDALAY BAY HOMEOWNERS

# 2021 DUES

Homeowners Association Dues for 2021 \$50.00

## Mail to:

Make Checks Payable to: CIWHA

CIWHA

1237 S. Victoria Ave. Box 197

Oxnard, CA 93035

Please update your information

Marina Street Address:

\_\_\_\_\_ Oxnard, CA 93035

Name: \_\_\_\_\_

Contact Phone: (\_\_\_\_)\_\_\_\_-\_\_\_\_\_

Email: \_\_\_\_\_

Alt Contact: \_\_\_\_\_

Alt Phone: (\_\_\_\_)\_\_\_\_-\_\_\_\_\_

Alt Email: \_\_\_\_\_

Mailing Address (if different):

Name: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP \_\_\_\_\_

Status (check one):

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

Volunteer For:

☐ Seawalls ☐ Water Quality ☐ Landscaping ☐ Funding ☐ Legal  
☐ Engineering ☐ Other: \_\_\_\_\_

## PAY ONLINE

\$51.80

(Includes \$1.80 Transaction Fee)

IMPORTANT: there is a \$1.80 transaction fee for on-line payments - it is automatically included in the payment amount.

If you are paying by Credit-card or PayPal please enter your Mandalay Property Address as Shipping Address if different from Billing address on the payment forms that will appear when you click the Pay Dues button!

<https://channelislandsca.com>

**SEND YOUR  
DUES WITH THE  
BALLOT ON THE  
OTHER SIDE OF  
THIS PAGE**

## UPCOMING MEMBER MEETINGS & NOTICES

We are anticipating important information regarding plans for Seawall Repair & Replacement to be presented by the City at the Annual Meeting in February. We have created a new opt-in list for email invitations to Homeowner Member meetings - **PLEASE go to the website and SIGN UP**

**THE MEMBER MEETING LIST IS ONLY FOR HOMEOWNERS**

We are planning a followup to the annual meeting - DATE to be announced at Annual Meeting.

We are also planning NEW HOMEOWNER Meetings to meet and welcome new owners, provide background, neighborhood information and fun.



## Balance Sheet

As of December 16, 2020

	Dec 16, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Chase- Checking 9770	10,631.63
Chase- Savings 1627	215,000.00
Total Checking/Savings	225,631.63
Accounts Receivable	
Accounts Receivable	-151.80
Total Accounts Receivable	-151.80
Total Current Assets	225,479.83
<b>TOTAL ASSETS</b>	<b>225,479.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	89,526.87
Net Income	16,101.00
Total Equity	225,479.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>225,479.83</b>

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	Jan - Dec 21
<b>Income</b>	
Membership Dues	20,450.00
Transfer Fee	800.00
Donations	0.00
Interest Income	35.00
PayPal Fees	75.00
<b>Total Income</b>	<b>21,360.00</b>
<b>Expense</b>	
Accounting Costs	
CPA Costs	150.00
Bookkeeping Fees	1,000.00
Total Accounting Costs	1,150.00
Annual Meeting	3,200.00
Bank Fees	
PayPal Fees	75.00
Bank Fees - Other	0.00
Total Bank Fees	75.00
Board of Directors Expense	
Meals	800.00
Board of Directors Expense - Other	200.00
Total Board of Directors Expense	1,000.00
Computer and Internet Expenses	150.00
Insurance Expense	3,600.00
Legal Fees	
Secretary of State Filing Fees	20.00
Total Legal Fees	20.00
Post Office Box	312.00
Printing/Mailing Costs	4,250.00
<b>Total Expense</b>	<b>13,757.00</b>
<b>Net Income</b>	<b>7,603.00</b>

## Channel Islands Waterfront Homeowners Association

### P&L By Year- Last 5

	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	Jan - Dec 19	Jan - Dec 20	TOTAL
<b>Income</b>						
Membership Dues	21,950.00	22,450.00	18,550.00	20,450.00	20,595.00	103,995.00
Transfer Fee	1,200.00	1,200.00	1,550.00	850.00	1,150.00	5,950.00
Donations	200.00	200.00	260.00	515.00	190.00	1,365.00
Interest Income	15.95	17.46	19.28	26.24	918.04	996.97
PayPal Fees	0.00	0.00	7.00	41.35	39.60	87.95
<b>Total Income</b>	<b>23,365.95</b>	<b>23,867.46</b>	<b>20,386.28</b>	<b>21,882.59</b>	<b>22,892.64</b>	<b>112,394.92</b>
<b>Expense</b>						
Accounting Costs	630.50	1,295.50	1,078.75	1,000.25	873.50	4,878.50
Annual Meeting	2,801.80	5,857.99	3,168.65	3,173.45	0.00	15,001.89
Bank Fees	0.00	1.75	10.70	115.33	65.60	193.38
Board of Directors Expense	0.00	1,397.91	473.42	1,015.69	0.00	2,887.02
Income Taxes	0.00	50.00	0.00	0.00	0.00	50.00
Insurance Expense	1,600.00	1,835.00	2,200.00	3,398.00	0.00	9,033.00
Legal Fees	0.00	0.00	0.00	20.00	0.00	20.00
Neighborhood Improvements	0.00	0.00	0.00	0.00	1,280.00	1,280.00
Political Contributions	0.00	1,000.00	0.00	0.00	0.00	1,000.00
Post Office Box	288.00	312.00	312.00	312.00	336.00	1,560.00
Printing/Mailing Costs	2,039.06	2,074.17	2,838.82	3,838.94	4,236.54	15,027.53
<b>Total Expense</b>	<b>7,359.36</b>	<b>13,824.32</b>	<b>10,082.34</b>	<b>12,873.66</b>	<b>6,791.64</b>	<b>50,931.32</b>
<b>Net Income</b>	<b>16,006.59</b>	<b>10,043.14</b>	<b>10,303.94</b>	<b>9,008.93</b>	<b>16,101.00</b>	<b>61,463.60</b>



## ANNUAL MEETING 2021

### SAVE THE DATE

Sat. Feb. 27, 2021 9 AM

Due to COVID we will meet on ZOOM.

The annual meeting was delayed to provide the City the opportunity to review and present the findings of the Geotechnical Study.

**SIGN UP TO RSVP  
TODAY!**

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1237 S. Victoria Avenue – Box 197 Oxnard, CA 93035  
[www.channelislandsca.com](http://www.channelislandsca.com)

### Feb 27, 2021 Agenda

Zoom room will open at 9 am.  
You will be muted on entry.

- 9:00 a.m. Call to Order & Welcome
- 9:10 a.m. Welcome Honored Guest
- 9:15 a.m. City of Oxnard Presentations
- 9:30 a.m. Q&A
- closed session for homeowners only:
- 9:45 a.m. CIWHA election & announcements

### Inside

- 1 President's Message
- 2 2020 Minutes
- 3 2021 Ballot
- 4 2021 Dues
- 5 Financial Reports
- 6 Agenda & ZOOM signup

**zoom**



**JOIN US!**

**Saturday  
Feb. 27th 9 am**

We have a new CIWHA  
**Homeowner Meeting List**  
that will allow us to limit  
attendance to homeowners  
only for some meetings.

Go to:  
<https://channelislandsca.com/members>

**Sign Up Now  
To Get Your Invite!**