



Villa Montane

Waterproofing Membrane Replacement

Monthly Status Report – June 2024

Issued: July 3, 2024

ARTAICGROUP

Monthly Executive Report #2

May 2024

Owner: Villa Montane Residential Master Assoc. **Project Manager:** Artaic Group
Engineer: Wiss, Janney, Elstner Associates, Inc. **Architect:** Zehren and Associates
Contractor: Summit Sealants, Inc. **Landscape:** Fieldscape, Inc.

Communication Plan

Owner & Guest Communications:

1. Scott Sailer and Vanja Belic will disseminate this Monthly Status Report, to all Owners.
2. Vanja Belic will keep the front desk staff informed regarding unit access pathways, potential construction activity impacts, and how to access the Park Hyatt pool.
3. Owners should direct any questions to their respective HOA manager or the front desk.
4. Guests should direct any questions to the front desk.

Construction Schedule

[See the attached 'phasing plan' to identify areas 1-5.]

Work Completed:

Phase 1 – Organic materials and stone veneer wainscot have been removed.

Phase 2 – Overburden (pavers, soil, organics), hot tubs, and waterproofing membrane has been removed. Structural repairs are complete and surface has been prepared for new waterproofing. New concrete and CMU walls have started.

Phase 3 – Overburden and waterproofing membrane has been removed and surface is prepared for reconstruction to begin.

Phase 4 – Overburden and waterproofing membrane has been removed.

Phase 5 – Trees have been removed. Currently storing soil from Phase 1, to be reused. Stone Veneer has been removed.

Upcoming Work This Period:

Phase 1 – No work anticipated. Area is on hold to focus resources at the pool and primary circulation areas.

Phase 2 – Concrete and CMU walls are in progress. Waterproofing is anticipated to begin mid-July, on schedule.

Phase 3 - Structural repairs are in progress, followed by new concrete and CMU walls. Waterproofing reinstall anticipated to begin late July.

Phase 4 – Structural repair will begin early July. Waterproofing reinstallation anticipated to begin early to mid August.

Phase 5 – No work anticipated. Area is on hold to focus resources at the pool and primary circulation areas.

Community Impacts:

Villas 1 through 4: Pedestrian access will be maintained, but occupants need to be aware of potential activity.

Villas 5 & 6: Pedestrian access provided from garage to circulation tower to a fenced corridor to the unit.

Villas 7 through 10: Pedestrian access provided from their garage to unit.

Hyatt Mountain Lodge: On the weekends, the fence at the round-a-bout will be moved to allow ~2 parking spaces at the Lobby entrance. Then Owner’s and guests will have access from the garage to their unit. As construction activities allow, the fence will be pulled back to provide additional temporary parking.

Townhomes: Pedestrian access is provided via the stairs behind the access and staging fencing (commercial sidewalk).

Pool Access: The pool is anticipated to be closed until Thanksgiving. Owners and Guests may ask the front desk how to access the Park Hyatt pool facilities.

Waterproofing Odor: Waterproofing will begin mid-July, which will likely create an unpleasant odor during work hours, but should dissipate relatively quickly at the end of the day.

Projected Schedule Milestones

Actual start and completion dates will change due to weather and other unpredictable schedule impacts. See attached [phasing plan](#), for a graphic representation of each phase.

Location (Phase)	Projected Start	Projected Completion
Phase 1 (Villas 1-4)	3/25/24	9/1/24
Phase 2 (Pool Area)	4/15/24	11/15/24
Phase 3 (Lawn Area)	4/22/24	12/15/24
Phase 4 (Townhome Area)	5/14/24	12/20/24
Phase 5 (Villas 7-10)	5/30/24	1/15/25

Attachments:

1. Phasing Plan

Report prepared by: Chris Penney, Artaic Group

