



Villa Montane

Waterproofing Membrane Replacement

Monthly Status Report – July 2024

Issued: July 30, 2024

ARTAICGROUP

Monthly Executive Report #4

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 – Selective demo of the pavers is in process, but pedestrian access is still provided.

Phase 2 – Waterproofing membrane has been removed and surface has been prepped for reconstruction to begin. Interstitial structural repairs are complete, subgrade electrical installed/repared, planter walls have been formed, fence wall was poured, and drain relocate/replacement is nearly complete.

Phase 3 – Waterproofing membrane has been removed and surface has been prepped for reconstruction to begin. Interstitial structural repairs are complete, except Townhome sill plate repairs. Subgrade electrical installed/repared, planter walls have been formed, fence wall was poured, and drain relocate/replacement is nearly complete.

Phase 4 – Waterproofing membrane removal and interstitial structural repair is complete.

Phase 5 – Selective demo of the pavers is in process, but pedestrian access is still provided.

Upcoming Work This Period:

Phase 1 – Paver and sand removal will begin in August, followed by membrane removal and surface preparation.

Phase 2 – Hot tub CMU walls and final deck pan lid repairs are in process. Waterproofing reinstall is scheduled to begin week of 7/29.

Phase 3 - CMU wall at the Townhome patios will be installed. Waterproofing reinstall anticipated to start 8/12.

Phase 4 – CMU lintel installation and final surface preparation is in process. Waterproofing reinstall could begin at the end of August.

Phase 5 – Paver and sand removal will begin in August, followed by membrane removal and surface preparation.

Community Impacts:

Waterproofing Odor: Waterproofing activities will begin 8/1, which will likely create an unpleasant odor during work hours, but should dissipate relatively quickly at the end of day.

Villas 1 through 4: Pedestrian access is currently maintained, but will likely change mid-August. Team will communicate directly with these Owners when specific dates are known.

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

Villas 7 through 10: Pedestrian access provided from their garage to unit. Pedestrian access at front doors is currently maintained, but will likely change mid-August. Team will communicate directly with these Owners when specific dates are known.

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.

Townhomes: Pedestrian access is provided via the stairs behind the street side 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.

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	11/15/24
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

Design Modifications

1. Due to insurance coverage concerns, the only fire pit will be provided within the pool gate which allows better control.

2. It was determined that waterproofing details at the pool auto cover could not be achieved without creating a weak point in the waterproofing system. Installing an auto cover correctly would require replacing the pool, so the amenity has been deferred.

Attachments:

1. Phasing Plan

Report prepared by: Chris Penney, Artaic Group

