



Villa Montane

Waterproofing Membrane Replacement

Monthly Status Report – August 2024

Issued: September 10, 2024

ARTAICGROUP

Monthly Executive Report #5

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 – Planter waterproofing is on-going.

Phase 2 – All repairs are complete and waterproofing membrane is on-going.

Phase 3 – The area is prepared for waterproofing to start mid-September.

Phase 4 – Waterproofing membrane removal is complete. The final interstitial structural repair is nearly complete.

Phase 5 – No current work, pending completion of phase 1.

Upcoming Work This Period:

Phase 1 – Planter waterproofing will complete in September. Pavers and patio concrete demo will begin week of 9/23/24. The area will be tented until demo and waterproofing are completed.

Phase 2 – Waterproofing anticipated to complete by 9/16/24. By end of September we anticipate hot tub shotcrete, fire pit CMU, and stone wainscot will be completed. The area will be prepared for paver installation to start early October.

Phase 3 - Townhome sill plate repairs are on going and anticipated to complete by end of September. Waterproofing reinstall anticipated to start 9/16. The area will be prepared for backfill, in October.

Phase 4 – All structural repairs, drain repair/replacement, and Waterproofing detailing will complete by end of September. The full waterproofing installation anticipated to be complete by early October, followed by stone and paver reinstallation.

Phase 5 – Soil currently stored in the planters will begin relocating to allow waterproofing removal.

Community Impacts:

Waterproofing Odor: Waterproofing activities are ongoing, which may create an unpleasant odor during work hours, but should dissipate relatively quickly at the end of day.

Villas 1 through 4: As of 9/16/24, pedestrian access will be from the cirque tower to rear doors.

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 will not be provided after 9/23/24 to allow materials to be removed from Phase 1.

Hyatt Mountain Lodge: ~2 short term parking spaces are provided at the Lobby entrance. Once checked in, 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)	9/1/24	11/25/24
Phase 2 (Pool Area)	4/15/24	11/25/24
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)	9/23/24	1/15/25

Attachments:

1. Phasing Plan

Report prepared by: Chris Penney, Artaic Group

