



Villa Montane

Waterproofing Membrane Replacement

Owner Report – November 2024

Issued: November 18, 2024

ARTAICGROUP

Monthly Owner Report #7

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| 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. |

Executive Summary

All unanticipated repairs (interstitial and façade structural repairs, drain replacement, and subgrade electrical repairs) have been completed. Waterproofing activities are active at Phase 1, 4, and 5. Paver installation continues expeditiously.

Communication Plan

Owner & Guest Communications:

1. Scott Sailer and Vanja Belic will disseminate the Monthly Status Report to all Owners.
2. Vanja Belic and front desk are informed regarding unit access pathways, construction activities, and how to access the Park Hyatt pool.
3. Owners should direct any questions to their respective HOA manager.
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 – All demo activities are complete. Waterproofing activities are ongoing.

Phase 2 – Snowmelt plumbing and pavers are nearly complete.

Phase 3 – Snowmelt plumbing and pavers are nearly complete.

Phase 4 – Waterproofing, snowmelt and pavers are ongoing.

Phase 5 – All demo activities are complete. Waterproofing activities are ongoing.

Upcoming Work This Period:

Phase 1 – Old waterproofing removal, surface prep, re-waterproofing will continue. Paver installation expected to begin mid-December.

Phase 2 – Paver installation will be complete by 11/25. Pool & spas will be filled this week to startup & test the equipment. Fence install will begin 11/19/24. Miscellaneous stone wall details will continue after the fence installation. Pool opening date is dependent upon the fence installation and Eagle Country inspection.

Phase 3 – Paver installation will be complete by 11/25. Synthetic turf installation is anticipated late December as the area is currently used for material storage.

Phase 4 – Waterproofing and paver activities are on-going. Team is focusing on the area near the entry to provide pedestrian access to the Ski valet by 11/25.

Phase 5 – The efforts noted in Phase 1 will sequence into Phase 5 early December. We anticipate waterproofing activity to complete late December and paver install the first half of January.

Community Impacts:

Please see the attached “Access Plan” which will be implemented on 11/25/24.

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: Pedestrian access provided 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.

Hyatt Mountain Lodge: The entry circle will be open to vehicular access by 11/25, providing pedestrian access to the Lobby and Ski Valet. Once checked in, Owner’s and guests will have access from the garage to their unit.

Townhomes: By 11/25, pedestrian access will be provided from the entry circle/lobby.

Pool Access: Owners and Guests are encouraged to ask the front desk how to access the Park Hyatt pool facilities. Our pool will be opened as soon as the fence installation is complete and Eagle County inspections are passed.

Projected Schedule Milestones

Actual 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 Completion |
|-------------------------|----------------------|
| Phase 1 (Villas 1-4) | 12/20/24 |
| Phase 2 (Pool Area) | 11/26/24 |
| Phase 3 (Lawn Area) | 12/20/24 |
| Phase 4 (Townhome Area) | 12/20/24 |
| Phase 5 (Villas 7-10) | 1/15/25 |

Attachments:

1. Phasing Plan
2. Access Plan

Report prepared by: Chris Penney, Artaic Group

Access Plan starting 11/25/24

Green = full access

Red = no access

