



Villa Montane

Waterproofing Membrane Replacement

Monthly Status Report

Issued: March 28, 2025

ARTAICGROUP

Monthly Status Report #9

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

After pausing work during February and March, it is time to remobilize the contractors. The week of 3/31/25 will largely be the remobilization effort with work ramping up the week of 4/7/25. Assuming weather cooperates, there will be a three (3) day pool closure 4/15/25 – 4/18/25. All start and finish milestone dates noted below are weather dependent.

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 any access constraints.
3. Owners should direct any questions to their respective HOA manager.
4. Guests should direct any questions to the front desk.

Construction Schedule

Week of 3/31/25 Mobilization:

Villas 1 – 4: Snow/debris clearing and generally prepare to resume waterproofing 4/7/25.

Villas 7 - 10: Snow/debris clearing and generally prepare to resume waterproofing 4/7/25.

Pool: Fence and spa cover repairs. Pool will remain open.

General: Toilets, and misc. equipment will be mobilized to the parking garage. General Contractor will be generally re-establishing their office and safety measures to begin work 4/7/25.

Week of 4/7/25 Resume Work:

Villas 1 through 4– A significant amount of activity will occur in April including waterproofing, snowmelt system install, concrete pours, stone façade, and final pavers. We anticipate the work to be largely complete by mid-May including planter soil and irrigation. The final plantings are weather dependent and anticipated early June.

Villas 7 through 10 – A significant amount of activity will resume 4/7/25 and continue through late-June. Waterproofing removal and replacement should complete by mid-May followed by snowmelt systems, concrete curbs, stone façade, pavers, soil, irrigation, and plantings.

Week of 4/14/25 Resume Work:

Pool – Other than addressing the fence and spa covers noted above, work in this area will begin 4/14/25. We anticipate closing the pool 4/15/25 – 4/18/25 to complete the remaining

stone wall work. The planters will be prepared with irrigation and soil by end of April. The final plantings are weather dependent and anticipated early June.

Turf Area – Starting 4/14/25, planters outside the pool fence will be prepared with soil & irrigation. The synthetic turf area will be prepared with the rock/sand base. We anticipate the finished turf surface to install early May and final plantings early June.

Lobby to Cirque – Planters will be prepared with soil & irrigation and remaining stone work will complete by end of April. The final plantings are weather dependent and anticipated early June.

Community Impacts:

Villas 1 through 4: Front door access will be intermittent from 4/7/25 – 5/7/25. Weather permitting, we anticipate the final paver surface will be completed early May.

Pool: Pool will be closed 4/15/25 – 4/18/25.

Turf: Synthetic turf area will remain closed until weather allows the final surface installation, anticipated early May.

Villas 7 through 10: Front door access will be unavailable starting 4/7/25. Access will remain unavailable until the final paver install anticipated mid June.

Report prepared by: Chris Penney, Artaic Group