


Exhibit I:

The courtyard project plan's main goals and objectives :

- Secure the area decking from continued deterioration, eliminating further erosion (saving thousands in repair expense and protecting against personal property damage in the garage).
- Clear the planters throughout the space, so that waterproofing and root barriers can be addressed as necessary to prevent leaking.
- Reduce HOA risk factors related to personal injury caused by the steps in this area (skate board injury or unwanted guest injuries).
- Provide a safe, secure area from intrusion from unwanted visitors utilizing inexpensive fencing which, for the most part, will be hidden.
- Provide a visual barrier utilizing plantings which enhance the area.
- Upgrade the courtyard, so that social functions and activities can be held in conjunction with the use of the Club Room (club room upgrade to occur sometime in the future).

Exhibit II:

Membrane Committee Southwest Courtyard Project

Development of Specifications	<input checked="" type="checkbox"/>	\$19,500
Project Management	<input checked="" type="checkbox"/>	\$15,000
Landscaping	<input checked="" type="checkbox"/>	\$41,000
 Main Courtyard Work	<input type="checkbox"/>	\$174,000
Fencing, Plants & Fire Control	<input type="checkbox"/>	\$35,000
Project Total		\$284,500



Southwest Courtyard - Implementation Plan -

1. Remove trees, bushes, ground cover from planters
2. Remove all dirt from planters
3. Remove concrete topping slab from entire courtyard
4. Remove waterproofing membrane from foundation slab and planters
5. Install waterproofing membrane on foundation slab and in planters
6. Install and slope new concrete topping slab
7. Install new trench drains along planters and stairs
8. Install new planter and waterproofing over west stairs
9. Install new dirt in all planters
10. Install new trees, bushes, ground cover in planters
11. Move standpipe connection to south side of vent tower for SFFD access
12. Install courtyard fence



Projected Project Time Line

- Wed. Aug. 4th - Contracts signed for consultants "Concrete Science" Scope & CitiScape Project Management
- Wed. Aug. 11th – Bid Walk completed with 3 Landscaping Contractors for part of the Southwest Courtyard project
- Mon. Aug. 16th – Main project specifications completed by Concrete Science – Bid walk with 2 companies to move SFFD Standpipe connection
- Wed. Aug. 18th – Project drawings completed by Concrete Science
- Mon. Aug. 23 – Main project bid walk with 6 general & waterproofing contractors
- Thurs. Aug 26 – 3 Landscape bids presented to the Membrane committee Recommendation provided to committee was for Treeco Bid
- Wed. Sept. 1st – Main project bids are due / Landscape contract confirmed



Projected Project Time Line

- *Continued* -

- Tues. Sept. 7th – Main project bids vetted & contractor to be recommended
- Thurs. Sept. 9th – Presentation to TL Board / Board approval of contracts
- **Mon. Sept. 13th** – Landscape contractor begins work to empty courtyard planters
- Wed. Sept. 15th – Project contractor approved – contractor begins mobilization
- **Thurs. Sept. 23rd** – Landscape completes courtyard planter work
- **Mon. Oct. 4th** – Main project begins; demolition work begins in courtyard
- **Mon. Nov. 15th** – Courtyard project completed
- **Wed. Nov. 17th** – Landscape contractor refills planters & places sprinklers
- **Tue. Nov. 23rd** – Landscape contractor completes replanting / SFFD standpipe moved, courtyard fence installed.
- Wed. Nov. 24th. – Final project inspection

Exhibit VI: Courtyard Design 1

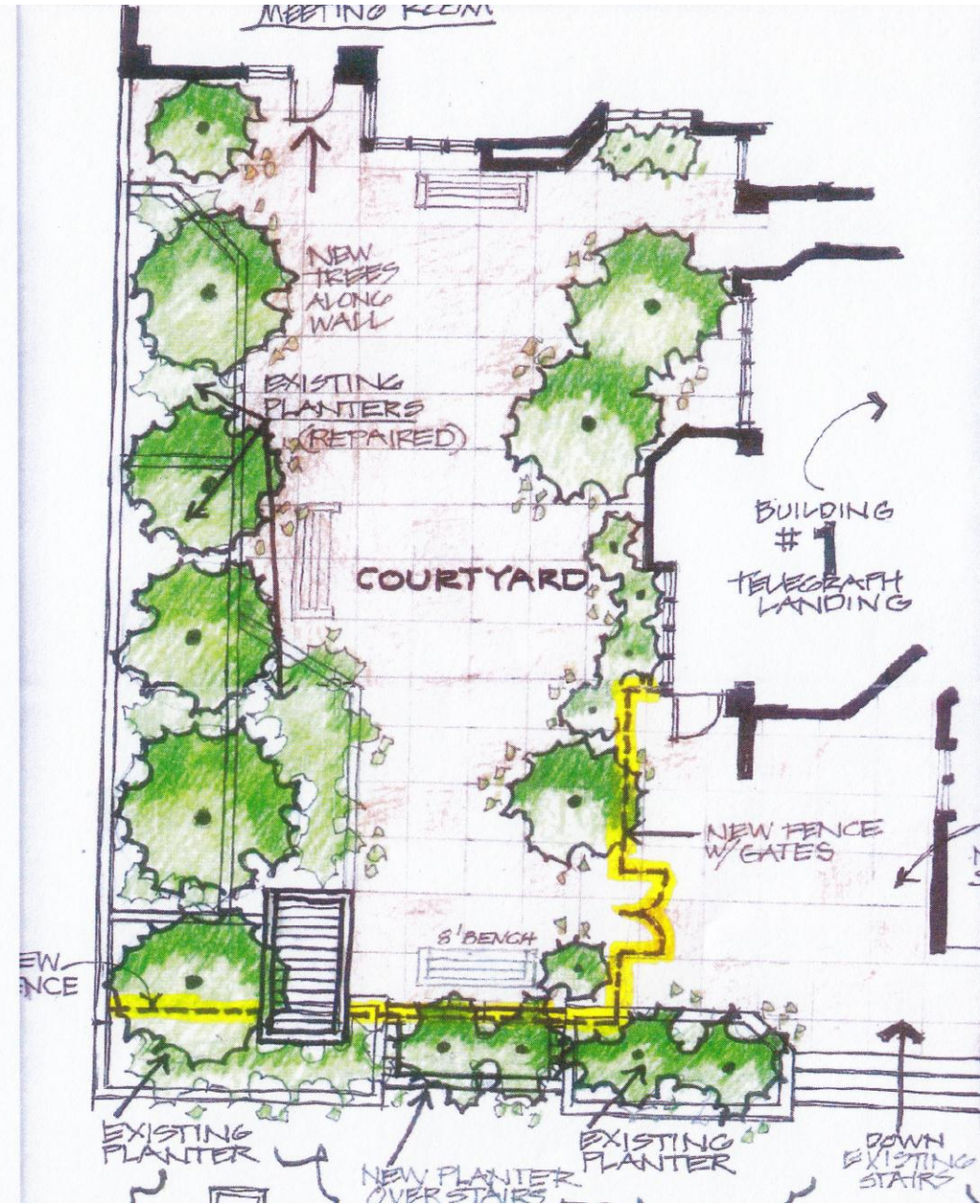


Exhibit VII: Courtyard Design 2

