



SHADOW RIDGE

RESORT HOTEL & CONFERENCE CENTER

August 15, 2016

Shadow Ridge Homeowners,

As reported in June, the City of Park City issued a report to the HOA noting a variety of issues that had to be addressed and lead to designated the building as 'unsafe'. The City required that a 24-hour fire watch be put in place to patrol the building. The majority of the items listed in the report were based on original construction matters that are no longer compliant with building codes. We have been working with the City to address each item. Attached a report with the most current status of each item.

Key updates:

1. We provided an update to the City Building Inspector with a letter on June 24, 2016 (see attached).
2. The June update included an inspection by a certified structural engineer that gave the opinion that there were no structural concerns based on the areas reviewed.
3. The HOA hired GTC Electric to perform all electrical related work.
4. The HOA hired Harmon Builders to perform a Phase 1 project that immediately took care of all fire-watch items. The fire watch was lifted on August 10th. That service ended up costing the Association \$51K.
5. Greg Wolbach from Evergreen Engineering worked with City Building Department determined that a plat change related to the 'use' updates is not needed. Individual business licenses by commercial owners cover the use details in those spaces.
6. Phase 2 will involve the remaining items on the list. Most notably, the deck space above the lobby and how it will be handled. All related work is out to bid.
7. All work performed in the common areas is paid by the HOA. Work in the commercial spaces is paid by the commercial unit owners.
8. To date, all HOA-related work in the common areas has been absorbed in the capital budget. The additional items in Phase 2 may require a special assessment. Once proposals are received, the Board will review funding options.

Regards,

Jim Simmons

HOA Manager for Shadow Ridge Condominiums

Vice President of Owner Services/Asset Management for ASRL

(435) 575-0420



SHADOW RIDGE

RESORT HOTEL & CONFERENCE CENTER

Park City Department of Building and Fire Safety
Attention: Rich Novasio
Senior Building Inspector
445 Marsac Ave.
Park City, UT 84060

June 24, 2016

Dear Mr. Novasio,

I am writing to provide an update on the letter to Shadow Ridge Condominiums from the Department of Building and Fire Safety dated May 23, 2016. The Condominium Association has been working diligently to address all related issues and provides this letter as an initial update on the progress achieved.

To date, 27 of the 124 items listed have been completed. Enclosed is a spreadsheet that shows the items completed and groups working to address the remaining items. The work for structural review of the building was completed by local structural engineering firm Jarrat Engineering, inc. We are submitting the copy of their report with this letter. Harmon Builders is reviewing all required General Contractor work and I understand that Brent Harmon has spoken with you directly on the scope of work needed to obtain permits and complete the majority of remaining items on the list. GTC Electric is reviewing all related electrical needs and has spoken with you and other building inspectors to identify a more complete scope of the electrical projects required. The Condominium Association carefully selected vendors for these projects that we believe to have a good history of working with the City of Park City to ensure that work is satisfactorily completed to appropriate code requirements.

I requested from you a referral for a mechanical engineer in an email on May 27, 2016, but did not see a response. We have made requests to 3 local engineering firms to contract for required mechanical system reporting, but have had no luck in finding a company willing or able to assist. We hope that Harmon Builders will have success in locating a firm that will provide the reporting as part of their work in the building.

We will provide additional update on the status of completion of the checklist as they become available. The Association desires to complete all necessary work as soon as possible.

The Shadow Ridge Condominium Association respectfully requests that based on progress made and ongoing work to address the building issues identified, that the Department of Building and Fire Safety lift the need for 24 hour fire watch or at least reduce the required hours to overnight periods when HOA management staff are not present on-site at the property. The expenses related to the fire watch reduce the available funds for addressing the building improvements underway and are therefore detrimental to the ownership of the building.

Please contact me directly at (435) 575-0420 or jim@asrlodging.com with any questions on the work underway or update on the fire watch requirement.

Best regards,

Jim Simmons
HOA Manager for Shadow Ridge Condominiums
Vice President of Owner Services/Asset Management for ASRL
(435) 575-0420
jim@asrlodging.com

Cc. Chad Root, Chief Building Official (Mailed copy)
Cc. Rich Novasio, Senior Building Inspector (Mailed and email copy)

SHADOW RIDGE HOA - Park City

24-Jun-16

Completed		Responsible Party	Assigned To:	Completed	Status	Submitted to City:
✓	1	Parking Garage Ceiling	HOA	Structural Engineer	6/1/16	
✓	2	Parking Garage Ceiling	HOA	Structural Engineer	6/1/16	June 24, 2016 Letter to Novasio
	3	Common Electric Panel	HOA	Electrician		Proposal from GTC
✓	4	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	5	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	6	GFCI outlets	HOA	Electrician		Proposal from GTC
	7	Heat Tape	HOA	Electrician		Proposal from GTC
	8	Heat Tape	HOA	Electrician		Pending proposal from Harmon builders
	9	Boiler Install	HOA	Contractor		Pending proposal from Harmon builders
	10	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	11	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	12	CMU Wall	HOA	Contractor		Pending proposal from Harmon builders
✓	13	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	14	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	15	Exhaust Fan	HOA	Contractor		Pending proposal from Harmon builders
	16	Exhaust Fan	HOA	Contractor		Pending proposal from Harmon builders
	17	Electric Panel	HOA	Electrician		Proposal from GTC
	18	Heat Tape	HOA	Electrician		Proposal from GTC
	19	Garbage Area	HOA	Contractor		Pending proposal from Harmon builders
	20	Garbage Area	HOA	Contractor		Pending proposal from Harmon builders
	21	Firewood Storage	HOA	ASRL		Jim working with Fire Marshall
	22	Garbage Area	HOA	ASRL	6/1/16	
✓	23	Garage Ceiling	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	24	Garage Ceiling	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	25	Garage Ceiling	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	26	Heat Tape	HOA	Electrician		Proposal from GTC
✓	27	Garage Ceiling	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	28	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	29	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	30	Combustible Liquid Storage	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	31	Obsolote Door	HOA	Contractor		Pending proposal from Harmon builders
	32	Occupancy Change	HOA	Architect		Evergreen? Awaiting response from Greg with Evergreen
	33	Wall	HOA	Contractor		Pending proposal from Harmon builders
✓	34	Ceiling Clearance	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	35	Building Permit?	HOA	Contractor		Pending proposal from Harmon builders
✓	36	Ceiling Clearance	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
✓	37	Ceiling Clearance	HOA	ASRL	6/1/16	June 24, 2016 Letter to Novasio
	38	Fire Extinguisher	HOA	ASRL		Jason Renfro purchasing new extinguisher
	39	Storage Room	HOA	Contractor		Pending proposal from Harmon builders
	40	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change
	41	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change
	42	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change
	43	Occupancy Change	Ladd C/ HOA			New sign needed to identify space. Jim coordinating
	44	Occupancy Change	HOA	Architect		Evergreen? Awaiting response from Greg with Evergreen
	45	Occupancy Change	HOA	Architect		Evergreen? Awaiting response from Greg with Evergreen
	46	Occupancy Change	HOA	Architect		Evergreen? Awaiting response from Greg with Evergreen
	47	Occupancy Change	HOA	Architect		Evergreen? Awaiting response from Greg with Evergreen
	48	Plumbing	HOA	Contractor		Pending proposal from Harmon builders
	49	Building Permit?	HOA	Contractor		Pending proposal from Harmon builders
	50	Building Permit?	HOA	Contractor		Pending proposal from Harmon builders
	51	Gas Flue	HOA	Contractor		Pending proposal from Harmon builders
	52	Electrical	HOA	Electrician		Pending proposal from Harmon builders
	53	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	54	Gas Flue	HOA	Contractor		Pending proposal from Harmon builders
	55	MISC	HOA	Contractor		Pending proposal from Harmon builders
	56	Dryer Vents	HOA	Contractor		Pending proposal from Harmon builders
	57	Dryer Vents	HOA	Contractor		Pending proposal from Harmon builders
	58	Pool Equipment	HOA	Contractor		Pending proposal from Harmon builders
✓	59	Fire Riser Inspection	HOA	ASRL/ Fire System Vendor	6/1/16	June 24, 2016 Letter to Novasio
	60	Old Fire Panel	HOA	Electrician		Proposal from GTC
	61	Electrical	HOA	Electrician		Proposal from GTC
	62	Panic Hardware	HOA	ASRL/PC Lock and Key		Awaiting hardware to arrive
	63	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	64	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	65	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	66	Firewall	HOA	Contractor		Pending proposal from Harmon builders
	67	Mechanical Room	HOA	Contractor		Pending proposal from Harmon builders
	68	Firewall	Jeff A			Pending proposal from Harmon builders
	69	Firewall	Jeff A			Pending proposal from Harmon builders
	70	Wall	Jeff A			Pending proposal from Harmon builders
	71	Firewall	Jeff A			Pending proposal from Harmon builders
	72	Wall	Jeff A			Pending proposal from Harmon builders
	73	Wall	Jeff A			Pending proposal from Harmon builders
	74	Wall	Jeff A			Pending proposal from Harmon builders
	75	Wall	Jeff A			Pending proposal from Harmon builders
	76	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	77	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	78	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	79	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	80	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	81	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	82	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	83	Common Hallway Plenum	HOA	Contractor		Pending proposal from Harmon builders
	84	Occupancy Change	Stanislaw			Evergreen? Awaiting response from Greg with Evergreen

	85	Occupancy Change	Stanislaw		Evergreen? Awaiting response from Greg with Evergreen	
	86	Occupancy Change	Stanislaw		Evergreen? Awaiting response from Greg with Evergreen	
	87	Occupancy Change	Stanislaw		Evergreen? Awaiting response from Greg with Evergreen	
	88	Occupancy Change	Jeff A		Evergreen? Awaiting response from Greg with Evergreen	
	89	Combustible Materials	Jeff A		Jeff to address	
	90	Combustible Materials	Jeff A		Jeff to address	
	91	Combustible Materials	Jeff A		Jeff to address	
	92	Fire rated wall	Jeff A		Pending proposal from Harmon builders	
	93	Fire rated wall	Jeff A		Pending proposal from Harmon builders	
	94	Occupancy Change	Jeff A		Pending proposal from Harmon builders	
	95	Wall	Jeff A		Pending proposal from Harmon builders	
	96	Fire rated wall	Jeff A		Pending proposal from Harmon builders	
	97	Firewall	HOA		Pending proposal from Harmon builders	
	98	Fire rated wall	HOA		Pending proposal from Harmon builders	
	99	Firewall	HOA		Pending proposal from Harmon builders	
	100	Fire Hose	HOA	ASRL/Plat Change	Add to plat change with Evergreen to add extinguishers	
	101	Exit Door	Joe S		Joe is working on or has completed these items	
	102	Wall	Joes S		Joe is working on or has completed these items	
	103	Same as 86	Stanislaw			
	104	Wall	Joe S		Joe is working on or has completed these items	
✓	105	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	106	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	107	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	108	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	109	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	110	Ceiling	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	111	Hoods	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
✓	112	Records	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
	113	Fire Suppression	Joe S		Joe is working on or has completed these items	
✓	114	Gas Line	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
	115	Extention Cords	Joe S		Joe is working on or has completed these items	
✓	116	Combustible Materials	Joe S		Joe is working on or has completed these items	June 24, 2016 Letter to Novasio
	117	Emergency Disconnect	Unit Owners?		Pending proposal from Harmon builders	
	118	Pit Fall	HOA	Contractor	Pending proposal from Harmon builders	
	119	Gas Line	Jeff A		Pending proposal from Harmon builders	
	120	Gas Line	Jeff A		Pending proposal from Harmon builders	
	121	Gas Line	Jeff A		Pending proposal from Harmon builders	
	122	Electric Panel	HOA	Electrician	Proposal from GTC	
	123	Exterior Deck	HOA	Contractor	Pending proposal from Harmon builders	
	124	Exterior Deck	HOA	Contractor	Pending proposal from Harmon builders	

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, Park City, Utah 84098, (435) 655-9557

Email- pjarratt@qwestoffice.net

June 1, 2016

Jim Simmons
All Seasons Resort Lodging
1794 Olympic Parkway, Ste. 200
Park City, UT 84098

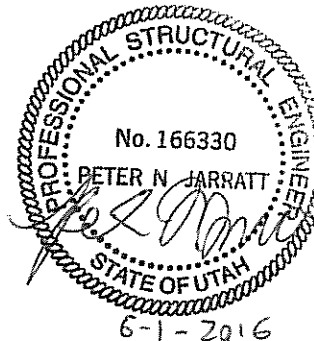
Re: Shadow Ridge Condominiums Notice of Dangerous Building.

This letter is in response to the "Notice of Dangerous Building" and evaluation performed by the Park City Building Department dated 5/23/2106. I performed a site visit on May 31, 2016 and have addressed the items, designated as structural concerns requiring a structural engineer review, as follows:

1. Photos 1 and 2, Parking level. There are numerous cracks in the post tension slab system. It appears several of the cracks had been filled at one time by an epoxy injection system. There were some small areas where the concrete had spalled resulting in exposed rebar. A few of the cracks had signs that possibly water had seeped into the cracks at one time resulting in some minor deterioration. The cracks appear to be the result of shrinkage in the concrete. It is possible the cracks occurred just after the initial placement of the concrete. These types of cracks are not of a structural concern. I see no sign that would indicate a structural failure of the slab.
2. Photo 12, Parking level. In the mechanical room there is a section of the CMU wall in the corner at the top of the wall that had been removed to accommodate a plumbing line. Since the CMU walls are non-load bearing, I see no structural concern with the removed section.

Sincerely,

Peter N. Jarratt PE



PARK CITY COMPLIANCE INSPECTION REPORT

445 MARSAC AVE., P.O. BOX 1480, PARK CITY, UTAH 84060

PHONE (435) 615-5100

Property Address 1445 Lowell

Lot No. _____ Date 08-10-16

Contractor Renner

Time 2:22

Permit No. BD 16-23020

Reason for Inspection CALLED ROUTINE COMPLAINT PICK UP

Inspection Kind COMM. RES. BLDG. MECH. SPECIAL ELEC. ZONING FIRE SPRINKLER PLBG. PREINSPECTION HOUSING

grading struct. steel underground flush test
 footings masonry insulation pressure test
 foundation columns drywall water meter
 retain wall frame susp. ceiling laterals
 slab rough trusses final
 rebar nailing power other

RESULTS OF INSPECTION

see comments for explanation

WORK APPROVED

WORK IN VIOLATION

WORK INCOMPLETE

NEED TO complete

make necessary corrections prior violations not corrected
 reinspection required prior violations corrected
 reinspection fee required prior to reinspection items listed below will be inspected at next regular inspection

UNABLE TO MAKE INSPECTION Cannot locate structure or unit. Need Revised Plans Approved.
 Building inaccessible/locked. Approved plans not available.

Issued Stop Work Order, Do Not Proceed With Work
 Obtain Building, Elect., Plumbing, Mechanical or Applicable Permits

COMMENTS

Notice

Fire safety concerns for building have been repaired - fire safety only.

OKAY TO Cancel fire watch 8-10-2016

Required to complete remaining items on Dangerous building report.

064368

Signed

TKC

Park City Building Inspector

SHADOW RIDGE HOA - Park City

3-Aug-16

Completed	Responsible Party	Assigned To:	Completed	Deadline	Status	Submitted to City:	
✓	1	Parking Garage Ceiling	HOA	Structural Engineer	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	2	Parking Garage Ceiling	HOA	Structural Engineer	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	3	Common Electric Panel	HOA	Electrician		Underway with GTC	
✓	4	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	5	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	6	GFCI outlets	HOA	Electrician		Underway with GTC	
	7	Heat Tape	HOA	Electrician		Underway with GTC	
	8	Heat Tape	HOA	Electrician		Underway with GTC	
	9	Boiler Install	HOA	Contractor	8/17/2016	Pending Inspection by Rich/Brent	
	10	Firewall	HOA	Contractor	8/17/2016	Pending Inspection by Rich/Brent	
	11	Firewall	HOA	Contractor	8/17/2016	Pending Inspection by Rich/Brent	
	12	CMU Wall	HOA	Contractor	8/17/2016	Pending Inspection by Rich/Brent	
✓	13	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	14	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	15	Exhaust Fan	HOA	Contractor		Underway with Harmon - Firewatch Work	
✓	16	Exhaust Fan	HOA	Contractor	8/10/2016	Complete	
	17	Electric Panel	HOA	Electrician		Underway with GTC	
	18	Heat Tape	HOA	Electrician		Underway with GTC	
	19	Garbage Area	HOA	Contractor		Plat Change Required	
	20	Garbage Area	HOA	Contractor		Plat Change Required	
	21	Firewood Storage	HOA	ASRL	8/17/2016	Jim working with Fire Marshall	
	22	Garbage Area	HOA	ASRL		Plat Change Required	
✓	23	Garage Ceiling	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	24	Garage Ceiling	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	25	Garage Ceiling	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	26	Heat Tape	HOA	Electrician		Underway with GTC	
✓	27	Garage Ceiling	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	28	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	29	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	30	Combustible Liquid Storage	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	31	Obsolete Door	HOA	Contractor	8/17/2016	Brent Harmon to complete	
	32	Occupancy Change	HOA	Architect		Plat Change Required	
	33	Wall	HOA	Contractor	8/17/2016	Brent Harmon to complete	
✓	34	Ceiling Clearance	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	35	Building Permit?	HOA	Contractor	8/17/2016	Pending proposal from Harmon builders	
✓	36	Ceiling Clearance	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
✓	37	Ceiling Clearance	HOA	ASRL	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	38	Fire Extinguisher	HOA	ASRL	8/17/2016	Jason Renfro purchasing new extinguisher	
✓	39	Storage Room	HOA	Contractor	8/10/2016	Complete	
	40	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change	
	41	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change	
	42	Occupancy Change	Ladd C			Ladd will remove bed. Nothing else to change	
	43	Occupancy Change	Ladd C/ HOA		8/17/2016	New sign needed to identify space. Jim coordinating	
	44	Occupancy Change	HOA	Architect		Business liscensing change with the City	
	45	Occupancy Change	HOA	Architect		Business liscensing change with the City	
	46	Occupancy Change	HOA	Architect		Business liscensing change with the City	
	47	Occupancy Change	HOA	Architect		Business liscensing change with the City	
	48	Plumbing	HOA	Contractor		Pending proposal from Harmon builders	
	49	Building Permit?	HOA	Contractor		Pending proposal from Harmon builders	
	50	Building Permit?	HOA	Contractor		Pending proposal from Harmon builders	
	51	Gas Flue	HOA	Contractor		Pending proposal from Harmon builders	
	52	Electrical	HOA	Electrician		Underway with GTC	
✓	53	Firewall	HOA	Contractor	8/10/2016	Complete	
	54	Gas Flue	HOA	Contractor		Pending proposal from Harmon builders	
	55	MISC	HOA	Contractor		Pending proposal from Harmon builders	
	56	Dryer Vents	HOA	Contractor		Pending proposal from Harmon builders	
	57	Dryer Vents	HOA	Contractor		Pending proposal from Harmon builders	
	58	Pool Equipment	HOA	Contractor		Pending proposal from Harmon builders	
✓	59	Fire Riser Inspection	HOA	ASRL/ Fire System Vendor	6/1/2016	Complete	June 24, 2016 Letter to Novasio
	60	Old Fire Panel	HOA	Electrician		Underway with GTC	
	61	Electrical	HOA	Electrician		Underway with GTC	
✓	62	Panic Hardware	HOA	ASRL/PC Lock and Key		Complete	
	63	Firewall	HOA	Contractor	8/17/2016	Underway with Harmon - Firewatch Work	
✓	64	Firewall	HOA	Contractor	8/10/2016	Complete	
✓	65	Firewall	HOA	Contractor	8/10/2016	Complete	
✓	66	Firewall	HOA	Contractor	8/10/2016	Complete	
✓	67	Mechanical Room	HOA	Contractor	8/10/2016	Complete	
✓	68	Firewall	Jeff A		8/10/2016	Complete	
✓	69	Firewall	Jeff A		8/10/2016	Complete	
✓	70	Wall	Jeff A		8/10/2016	Complete	
✓	71	Firewall	Jeff A		8/10/2016	Complete	
✓	72	Wall	Jeff A		8/10/2016	Complete	
✓	73	Wall	Jeff A		8/10/2016	Complete	
✓	74	Wall	Jeff A		8/10/2016	Complete	
✓	75	Wall	Jeff A		8/10/2016	Complete	
✓	76	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	77	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	78	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	79	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	80	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	81	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	82	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
✓	83	Common Hallway Plenum	HOA	Contractor	8/10/2016	Complete	
	84	Occupancy Change	Stanislaw			Business liscensing change with the City	
	85	Occupancy Change	Stanislaw			Business liscensing change with the City	
	86	Occupancy Change	Stanislaw			Business liscensing change with the City	
	87	Occupancy Change	Stanislaw			Business liscensing change with the City	
	88	Occupancy Change	Jeff A			Business liscensing change with the City	

✓	89	Combustible Materials	Jeff A		8/10/2016		Complete	
✓	90	Combustible Materials	Jeff A		8/10/2016		Complete	
✓	91	Combustible Materials	Jeff A				Complete	
✓	92	Fire rated wall	Jeff A		8/10/2016		Complete	
✓	93	Fire rated wall	Jeff A		8/10/2016		Complete	
	94	Occupancy Change	Jeff A				Pending proposal from Harmon builders	
✓	95	Wall	Jeff A		8/10/2016		Complete	
✓	96	Fire rated wall	Jeff A		8/10/2016		Complete	
✓	97	Firewall	HOA		8/10/2016		Complete	
✓	98	Fire rated wall	HOA		8/10/2016		Complete	
✓	99	Firewall	HOA		8/10/2016		Complete	
	100	Fire Hose	HOA	ASRL/Plat Change			Add to plat change with Evergreen to add extinguishers	
✓	101	Exit Door	Joe S		8/10/2016		Complete	
✓	102	Wall	Joes S		8/10/2016		Complete	
	103	Same as 86	Stanislaw				Business liscensing change with the City	
✓	104	Wall	Joe S		8/10/2016		Complete	
✓	105	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	106	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	107	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	108	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	109	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	110	Ceiling	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	111	Hoods	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	112	Records	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
	113	Fire Suppression	Joe S				Joe is working on or has completed these items	
✓	114	Gas Line	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
✓	115	Extension Cords	Joe S		8/10/2016		Complete	
✓	116	Combustible Materials	Joe S		8/10/2016		Complete	June 24, 2016 Letter to Novasio
	117	Emergency Disconnect	Unit Owners?				Pending proposal from Harmon builders	
	118	Pit Fall	HOA	Contractor	8/17/2016		Pending proposal from Harmon builders	
	119	Gas Line	Jeff A				Pending proposal from Harmon builders	
	120	Gas Line	Jeff A				Pending proposal from Harmon builders	
	121	Gas Line	Jeff A				Pending proposal from Harmon builders	
	122	Electric Panel	HOA	Electrician			Underway with GTC	
	123	Exterior Deck	HOA	Contractor			Pending bids from contractors	
	124	Exterior Deck	HOA	Contractor			Pending bids from contractors	