

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BOARD OF REVIEW MINUTES

December 20, 2023 – Wednesday – 11:00 a.m.

**MEMBERS PRESENT:** Chair Loren Moreland, Building A, B or C Contractor  
Vice Chair Vince Colarelli, Building A or B Contractor  
Christy Riggs, Architect  
Jeff Finn, Citizen-at-Large  
Chris Freer, Engineer

**RBD STAFF PRESENT:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
Gina LaCascia, Executive Administrative Assistant

### PROCEEDINGS:

The Board of Review meeting was conducted in a hybrid forum, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually via a program called Microsoft Teams live events. Sufficient and timely access to the public to observe will be made available at: <https://www.pprbd.org/Information/Boards>.

#### 1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Loren Moreland called the Board of Review meeting to order at 11:00 a.m.

#### 2. **CONSIDERATION OF THE NOVEMBER 15, 2023 BOARD OF REVIEW MINUTES**

A motion was made by Christy Riggs to **APPROVE** the November 15, 2023 Board of Review Minutes as written; seconded by Chris Freer; the motion carried unanimously.

#### 3. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEES' MINUTES**

a) Technical Committee Minutes of December 6, 2023.

A motion was made by Vice Chair Vince Colarelli to **APPROVE** the December 6, 2023 Technical Committee Minutes as written; seconded by Christy Riggs; the motion carried unanimously.

b) Licensing Committee Minutes of December 14, 2023.

Christy Riggs advised of a conflict of interest due to a current working relationship which necessitated her recusal. This is listed under Building Contractor A-1 (Commercial), Ava's Construction LLC, Craig Falk (Upgrade and limitation of no ground up). As a result, Ms. Riggs will not be voting to approve the December 14, 2023 Licensing Committee Minutes.

Jeff Finn also advised of a possible conflict of interest listed under Building Contractor A-1 (Commercial) with Kroeschell Rocky Mountain Inc., Barry Klassy (Company changes examinee and limitation of no ground up). Kroeschell Rocky Mountain Inc., is a tenant of Nor'wood. In addition, some employees of Nor'wood, except Mr. Finn, were asked by Barry Klassy to provide recommendations for the company. After discussion, Ms. Koulchitzka recommended Mr. Finn recuse himself. As a result, Mr. Finn will not be voting to approve the December 14, 2023 Licensing Committee Minutes.

With Ms. Riggs and Mr. Finn being recused from voting, a quorum was maintained, and a motion was made by Vice Chair Vince Colarelli to **APPROVE** the December 14, 2023 Licensing Committee Minutes as written; seconded by Chris Freer; the motion carried unanimously.

**4. DECISION APPEALS**

There were no Decision Appeals to discuss.

**5. UNFINISHED BUSINESS**

- a) 2024 Committee/Board/Commission Meeting Dates (Non-action item until January of 2024, when a schedule will be adopted in accordance with the requirement of the Colorado Sunshine Act of 1972, as amended).

The Board members were provided with the 2024 Committee/Board/Commission Meeting Dates for review and consideration.

**6. NEW BUSINESS**

There was no new business to discuss.

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7. **ADJOURN**

The Board of Review meeting adjourned at 11:07 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hour notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge at: <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.