

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

July 10, 2025 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Vice Chair Toby Conquest, Mechanical Contractor A
Dave Rojewski, Building Contractor A
Andrew Haggard, Citizen-at-Large
Maria Miller, Commercial Banker
Trevit Smith, Building Contractor C

MEMBERS ABSENT: Scott Schuster, Architect

PPRBD STAFF: Roger N. Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing Supervisor
DeLisa Jackson, Executive Administrative Assistant

PROCEEDINGS:

The Licensing Committee 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, Boardroom on the main level, or virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Steve Lepine called the Licensing Committee meeting to order at 9:00 a.m.

2. CONSIDERATION OF JUNE 12, 2025, LICENSING COMMITTEE MEETING MINUTES

A motion was made by Dave Rojewski to **APPROVE** June 12, 2025, Licensing Committee meeting minutes, as written; seconded by Toby Conquest; the motion carried unanimously.

3. LICENSING VARIANCE(S) AND APPEAL(S)

There were no licensing variance(s) or appeal(s).

4. CONTRACTOR COMPLAINT(S)

- a) A complaint has been brought against Jerome Fisher, Examinee, Independent American Manufacturing, LLC, by Brittany Gefroh for work performed at 2925 W. Platte Avenue,

Colorado Springs, Colorado, particularly, interior and exterior remodel(s), prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition. Further, appearance is required for violation(s) specific to Section RBC201.11.3, No. 7. of the Code specific to a Letter of Reprimand of record.

The complainants, Brittany Gefroh and Donovan Gefroh, appeared virtually and were sworn in. Ms. Gefroh advised the committee members her father, Donovan Gefroh, co-investor and co-owner, was in charge of overseeing the project. She got involved when there were disagreements between Jerome Fisher and her father regarding the project.

She brought her complaint before the committee because the work performed by Mr. Fisher was not valid; he started removing siding from the home on October 21, 2024. The work performed was started before Mr. Fisher obtained permit(s). She and her father were not able to see the plans submitted to the Department before he started working.

Ms. Koulchitka asked Ms. Gefroh if she would give testimony on the Nighthawk Design opinion dated April 28, 2025. Ms. Gefroh did and further testified regarding the opinion of Colorado Design Concepts, Inc. (Tim Ottaway) dated January 21, 2025.

Mr. Gefroh advised the committee that Mr. Fisher walked off the job.

Chair Steve Lepine advised the authority of this committee is for licensed or non-licensed work; and there may be other avenues to address the quality of the work; however, this committee focuses on whether permit(s) were obtained prior to the start of the work.

Ms. Koulchitzka swore in Mr. Luke Sanderson, who provided the committee the permit history for Independent American Manufacturing, LLC.

Jerome Fisher, Examinee, Independent American Manufacturing, LLC., and Marcus Fontana, Registered Agent, appeared in-person and were sworn in. Jerome Fisher testified that the contract was signed by the parties on October 21, 2024.

Independent American Manufacturing, LLC was dissolved with the Colorado Secretary of State approximately one to two weeks ago. Ms. Koulchitzka advised that in order to hold an active license with the Department, an active status with the Colorado Secretary of State is required. Jerome Fisher stated he cannot continue to work in the construction industry due to his health condition.

A motion was made by Toby Conquest to recommend **REVOCATION** of the license to the Board of Review with a required voiding of the permit on this project; seconded by Andrew Haggard.

Ms. Koulchitzka advised the committee that the condition, as imposed, is not something the Examinee has the authority to do because of the entity's dissolution.

A second motion was made by Andrew Haggard to recommend **REVOCATION** of the license to the Board of Review; seconded by Toby Conquest; the motion carried unanimously.

Ms. Koulchitzka advised all parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. A Notice of Right to Appeal will be sent electronically to the complaining party. Furthermore, Ms. Koulchitzka advised that the Building Official has authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of the code, and the Department reserves the right to consider imposing such fine(s).

- b) A complaint has been brought against Jesse Gariner, Examinee, H Diamond J Trading Corp., by Connie Earls for work performed at 7650 Ronan Court, Fountain, Colorado, specifically, constructing a new post frame building, prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition. This work, as performed, required permit(s) and resulting inspection(s) by the Department.

Complainant Connie Earls appeared virtually and was sworn in. Ms. Earls advised the committee Jesse Gariner was hired to construct a 30x40 pole barn subject to a change order. The plans for the pole barn were approved by the Department on October 2, 2024, and Mr. Gariner started building shortly thereafter.

Ms. Earls advised she continued to question Jesse Gariner about the permit(s); however, she was never given a direct answer, which prompted her to contact the Department.

Ms. Koulchitzka swore in Luke Sanderson, Non-compliance supervisor. Mr. Sanderson advised the committee a permit for the job was obtained on February 27, 2025, by H Diamond J Trading for a detached garage; the permit was completed on May 16, 2025.

Jesse Gariner appeared in-person and was sworn in. He advised he did enter a contract with Ms. Earls on September 3, 2024. Mr. Gariner alleged a conversation with the complaining party that engineering and permit(s) take time.

A motion was made by Andrew Haggard to place a Three-Year Incident Report in the files of the Examinee, Jesse Gariner, and H Diamond J Trading, Corp; seconded by Toby Conquest; motion carried unanimously.

Ms. Koulchitzka advised all parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. A Notice of Right to Appeal will be sent electronically to the complaining party. Furthermore, Ms. Koulchitzka advised that the Building Official has authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of the code, and the Department reserves the right to consider imposing such fine(s).

- c) A complaint has been brought against Keith Owens, Examinee, Aloha Built, LLC, by Karen Bridges for work performed at 18 Swope Ave 1/2, Colorado Springs, Colorado, particularly, structural work related to an existing wall for the construction of a new garage door, prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.1 1.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition. Further, it appears that electrical work was consulted on and/or performed specifically to the removal and disconnection of certain electrical outlets, which would have

required licensing through the State of Colorado and a resulting registration thereto with the Department, in accordance with Section RBC206.1 and RBC307.2. This work, as performed, required permit(s) and resulting inspection(s) by the Department. Lastly, an appearance is required for violation(s) specific to Section RBC201.11.3, No. 7. of the Code specific to a Letter of Reprimand of record.

This Agenda Item was heard out of order.

Keith Owens, Examinee, Aloha Built, LLC did not appear despite the summons to this regard. During the June 12th meeting, Mr. Byron Pojas, Project Superintendent, was sworn in and provided alternative contact information for Mr. Owens. To-date, updated contact information for the company and/or the examinee have not been provided in accordance with Section RBC201.8.2 of the Code. As a result, the license was suspended by the Department. Sufficient service, however, was obtained to the Company and its Registered Agent in accordance with statutory requirements, i.e., exceeding 5 days post mailing. As a result, the committee could hear the complaint. For the record, the complaining party was in attendance.

Adam Leonard, Licensing Supervisor, provided the committee with the permit history for Keith Owens, Examinee, Aloha Built, LLC.

Andrew Haggard made a motion to recommend **REVOCATION** of the license to the Board of Review; seconded by Toby Conquest; the motion carried unanimously.

Ms. Koulchitzka advised all parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. A Notice of Right to Appeal will be sent electronically to the Examinee and the contractor. Furthermore, Ms. Koulchitzka advised that the Building Official has authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of the code, and the Department reserves the right to consider imposing such fine(s).

- d) A complaint has been brought against Craig T. Holmes, Examinee, Rocky Mountain Climate, Inc., by Kelly Clarke and Nathaniel Miller for work performed at 616 Crown Ridge Drive, Colorado Springs, Colorado, for furnace and heat pump condensing unit replacement and installation in addition to hiring Bridge Electric LLC, to install electrical for the heat pump condensing unit, prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition.

Complaining parties, Kelly Clarke and Nathaniel Miller, did not appear. Luke Sanderson was sworn in; he advised the committee of the work performed by Craig T. Holmes, Examinee, Rocky Mountain Climate, Inc.

Ms. Koulchitzka swore in Mr. Craig T. Holmes, Mrs. Kathleen Holmes, and Jason Anthony Holmes.

Mr. Craig T. Holmes testified that he is actively managing the company and its projects. Further, he advised the committee of changes within the company resulting in oversight and omission(s). Luke Sanderson provided a permit history for Rocky Mountain Climate, Inc.

A motion was made by Andrew Haggard to place a One-Year Incident Report in the files of the Examinee, Craig T. Holmes, and Rocky Mountain Climate, Inc.; seconded by Toby Conquest; the motion carried unanimously.

Ms. Koulchitzka advised all parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. A Notice of Right to Appeal will be sent electronically to the complaining parties. Furthermore, Ms. Koulchitzka advised that the Building Official has authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of the code, and the Department reserves the right to consider imposing such fine(s).

- e) A complaint has been brought against Andrew Raymond Bridge, Examinee, Bridge Electric, LLC, by Kelly Clarke and Nathaniel Miller for work performed at 616 Crown Ridge Drive, Colorado Springs, Colorado, for installation of a mini split system in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition. This work, as performed, required permit(s) and resulting inspection(s) by the Department.

Complaining parties, Kelly Clarke and Nathaniel Miller, did not appear. Andrew Raymond Bridge, Examinee, Bridge Electric, LLC, appeared in person and was sworn in. Luke Sanderson was sworn in; he advised the committee of the work performed by Mr. Bridge prior to obtaining permit(s) for the heat pump, AC, and furnace installation(s). Mr. Sanderson provided the committee with the permit history for Bridge Electric, LLC.

Mr. Bridges advised the committee that he does work for HVAC contractors; and the process is to sell a job, schedule the job, and obtain permit(s). He was informed by Rocky Mountain Climate, Inc., they would not be getting paid for the job; which meant he would not be getting paid for the work performed.

A motion was made by Andrew Haggard to place a One-Year Incident Report in the files of the Examinee, Craig T. Holmes, and Rocky Mountain Climate, Inc.; seconded by Toby Conquest; the motion carried unanimously.

Ms. Koulchitzka advised all parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. A Notice of Right to Appeal will be sent electronically to the complaining parties. Furthermore, Ms. Koulchitzka advised that the Building Official has authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of the code, and the Department reserves the right to consider imposing such fine(s).

5. CONSENT LICENSE REQUESTS

Consent license requests will be acted upon as a whole unless a specific item is called for

discussion by a Committee member or a citizen wishing to address the Committee.

Building Contractor A-1 (Commercial)

Maxwell Commercial Group Inc. 'fka' Maxwell Commercial Group LLC. - Randall Maxwell
(Company Name or dba Change)
Construction Brokers, Inc - Joseph Miceli (Renewal and Limitation of No Ground Up Construction)
Snyder Building Construction, LLC - Richard Snyder II (Renewal)

Building Contractor B-1 (Limited Commercial)

BCC Group LLC - Travis Bolles (Company Changes Examinee)
Concept Contractors, Inc. - Leon Johnson (Limitation of No Ground Up Construction)
GRB Service Systems, Inc. dba Southwestern Services - John Lee (Additional License and Limitation of No Ground Up Construction)
Payan Construction Limited - Victor Payan (Renewal)
Redmond Construction Corp - Frank Floss (Limitation of No Ground Up Construction)

Building Contractor B-2 (Limited Commercial)

BCCM Construction Group, Inc. - Samuel Petrie
JBS Management Group LLC - Robert Sampson Jr
Building Contractor C (Homebuilder)
Bonnie Built Homes, LLC - Bonnie Van Gorder (License Upgrade)
Cejudo Construction LLC - Christopher Maffei (Examinee Changes Company)

Building Contractor D - 1 (Exteriors)

Urban Exteriors, LLC - John Hess (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)

Building Contractor D - 1 (Retaining Walls)

R & S The Retaining Wall Specialists, Inc. - Rachel Rucker (Company Changes Examinee)

Building Contractor D - 1 (Roofing)

Allegiance Roofing, LLC - Sergio Arizpe (Company Changes Examinee)
Colorado Restoration LLC - Robert Maestas (Renewal and Examinee Changes Company)
Crown Royal Builders Inc. - Robert Burgett (Renewal)
CSS Capstone LLC - Nathan Campbell (Examinee Changes Company)
Diligent Roofing, Inc. - Henry Sydnor (Renewal)
ECC2 LLC dba Eagle Crest Construction 'fka' Eagle Crest Construction LLC - Kyle Waldrop
(Renewal and Company Name or dba Change)
Insurance Restoration Specialists LLP dba Capstone Restoration - Michael Gides (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Level Up Roofing LLC - Richard Dolan
Pak Exteriors, LLC dba Pak Roof + Solar - Eric Smith
Water Damage Roofing of Austin, Inc. - Coby Hinkle

Building Contractor D-1 (Siding)

DJK Construction Inc. - Dagoberto Santos-Flores (Renewal)

Building Contractor E (Maintenance & Remodeling)

Alta Outdoor Living Inc fka Black Diamond Decks Inc - Jeffrey Potter (Company Name or
dba Change)
C-E Enterprises LLC dba CJ Renovations - Jacob Krider
Man Made Remodels LLC - James Kaan

Mechanical Contractor – A (Commercial)

Advantage Refrigeration Inc. - Christopher Hall
ATC Heating LLC dba Around the Clock Heating, Air, Plumbing & Electric - Michael Bryant
(Examinee Changes Company, License Upgrade, and Additional License)
Bi-Polar Refrigeration LLC dba Bi-Polar Mechanical LLC - Taylor Brown
Homeland Mechanical LLC dba Homeland Plumbing and Heating - Nicholas Orozco
(Additional License)
Marick Mechanical LLC - Steven Shull
MEP Industrial LLC dba Western Peak Plumbng HVAC and Electrical - Todd Horlbeck
(Examinee Changes Company Subject to an Administrative Lock until all
Administratively Closed Permits, if any, are Resolved)
Strong Heating and Cooling LLC - Jeffery Jennings
WN, LLC dba WireNut Home Services - Trenton Urban (License Upgrade, Company
Changes Examinee, and Additional License)

Mechanical Contractor - B (Residential)

Mighty Plumbing Heating Air Electric LLC - Kenneth Murphy (Additional License)

Mechanical Contractor - C-1 (Gas Piping)

The Gas Connection LLC - Jon Carleton (Additional License)
S2 Contracting, LLC dba S2 Electric; S2 Plumbing - Daniel Bennett (Examinee Changes
Company and Additional License)

Heating Mechanic IV (HVAC Service Tech)

Carlos Angel
Charles Korte
Connor Lightfoot
Paul Ryan
Seth Wychulis
Tristan Harris
Harrison Greene

Consent Items for Voluntary Suspension

John Smith (John Smith Enterprises Inc.)

A motion was made by Andrew Haggard to recommend **APPROVAL** of the Consent Calendar to the Board of Review; seconded by Trevit Smith; the motion carried unanimously.

6. ITEMS CALLED OFF THE CONSENT CALENDAR

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

PBP Construction, LLC - Cory Wooldridge (Additional License)

Cory Woolridge appeared in person. Since he had accepted a downgraded license, i.e. a Building B-2, his qualifications are no longer an issue for consideration or discussion by the committee. The only remaining matter of record is the 1-year Incident Report against the primary Examinee of PBP Construction, LLC, and PBP Construction, LLC itself.

A motion was made by Dave Rojewski to recommend **APPROVAL** of the license request to the Board of Review; seconded by Toby Conquest; the motion carried unanimously.

8. UNFINISHED BUSINESS

There was no Unfinished Business.

9. NEW BUSINESS

There was no New Business.

10. ADJOURNMENT

The Licensing Committee meeting adjourned at 11:30 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/daj

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

Pikes Peak Regional Building Department meeting agendas and minutes, as well as archived records, are available free of charge on the website at:

<https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by calling (719) 327-2989