

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

July 09, 2026 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Scott Schuster, Architect
Dave Rojewski, Building Contractor A
Maria Miller, Business Banker
Trevit Smith, Building Contractor C

MEMBERS ABSENT: Vice Chair Toby Conquest, Mechanical Contractor A
Andrew Haggard, Citizen-at-Large

PPRBD STAFF: Roger Lovell, Regional Building Official
Randy Koonce, Regional Building Associate Attorney
John Welton, Deputy Building Official - Inspections
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing Supervisor (*Appeared virtually*)

PPRBD STAFF ABSENT: None

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, Hearing Room on the upper 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

The Licensing Committee meeting was called to order at 9:03 a.m.

2. CONSIDERATION OF JUNE 11, 2026, LICENSING COMMITTEE MEETING MINUTES

The Committee reviewed the June 11, 2026, Licensing Committee meeting minutes. A motion was made by Dave Rojewski to approve June 11, 2026, minutes as written. Trevit Smith seconded the motion. The motion passed 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 Craig Holmes, Examinee, Rocky Mountain Climate Inc., by Mary Norman for work performed at 1188 Lady Cambell Drive, Colorado Springs, Colorado, prior to obtaining required permit(s) specific, but not limited to, installation of a condensing unit, furnace, and electrical work in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1,5 and 6, Pikes Peak Regional Building Code, 2023 Edition (the “Code”). This work, as performed, required resulting inspection(s) by the Department. In addition, electrical work, as performed, required state of Colorado licensure and required registration with the Department in violation of Section RBC206.1 of the Code. Further, Rocky Mountain Climate Inc has a One-Year Incident Report of record and is required to appear in accordance with Section RBC201.11.3,7 of the Code.

The Committee heard a continued complaint brought by Mary Norman against Craig Holmes, Examinee for Rocky Mountain Climate, Inc., concerning work performed at 1188 Lady Campbell Drive, Colorado Springs, Colorado, prior to obtaining required permit(s) and without sufficient and required State licensing and local registration for electrical work.

The matter had been continued from June 11, 2026, to allow Craig Holmes, Examinee, Rocky Mountain Climate Inc., or a legally authorized representative to provide a status update of all open and administratively locked permits.

Chair Steve Lepine asked if Mr. Craig Holmes or a legal representative was present or online. Neither Mr. Holmes nor his legal representative were present either in person or appearing virtually. Mr. Lepine requested a status update from staff.

Randy Koonce swore in Mr. Luke Sanderson. Mr. Sanderson reported that Rocky Mountain Climate Inc. currently has six open permits, six administratively closed permits; two of the open permits are commercial and one of the administratively closed permits is commercial. Mr. Sanderson reported that there has been no activity on the subject permits since June 11, 2026, Licensing Committee.

Randy Koonce advised that the Committee has the authority to act on the complaint based on sworn testimony and notarized complaints from previous hearings. Mr. Koonce also advised that the Department issued a Notice to Appear in accordance with Section RBC201.11.2.1 of the Code to Mr. Holmes and his authorized representatives prior to this meeting. Luke Sanderson added that the license held by Mr. Craig Holmes expires on July

31, 2026, and representations have been made that there are no plans to renew the license.

Scott Schuster reminded the committee members that at the June meeting further action regarding Mr. Holmes' license was delayed to allow the contractor time to complete as many of the twelve permits as possible and that no action has been taken on the outstanding permits.

Scott Schuster made a motion to recommend to the Board of Review **REVOCATION** of the Mechanical License for Mr. Craig Holmes. Trevit Smith seconded the motion.

Prior to the vote Steve Lepine requested staff to provide a summary of how the Department would handle the twelve open and administratively closed permits. Luke Sanderson advised that upon final approval of the revocation by the Board of Review, the Licensing Department will inform each property owner, in writing, of the revocation and to contact the Department regarding available options. Scott Schuster asked if there was a way to transfer the outstanding permits to Awesome Home Services as the buyer of Rocky Mountain Inc. Mr. Sanderson advised that residential permits could be transferred to Awesome Home Services, but the three commercial permits could not as the company does not hold the appropriate license. Randy Koonce requested Mr. Sanderson confirm that the permit transfer is voluntary on the part of the new contractor(s), to which Mr. Sanderson responded in the affirmative.

Upon no further discussion, Mr. Lepine requested a vote on the motion by Mr. Schuster. The motion passed unanimously.

Mr. Koonce advised that matter will go before the Board of Review on July 15, 2026, and that the Department will communicate appellant rights to each of the interested parties in accordance with Section RBC201.11.6 of the Code.

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.

No conflicts were identified by committee members.

A motion was made by Dave Rojewski to recommend to the Board of Review **APPROVAL** of the consent license requests; seconded by Trevit Smith; the motion passed unanimously.

Building Contractor A-1 (Commercial)

Empire Developed LLC - Huy Le (License Upgrade and Additional License)
Golden Triangle Construction, LLC - Kevin Brown (Company Changes Examinee)
Integris Homes LLC dba Integris Construction - Darren Williams (Examinee Changes Company)
Key Construction Western Division, Inc. 'fka' Key Construction Inc. - Richard McCafferty (Company Name or dba Change)
Wells & West General Contractors, Inc. - Troy Privette (Additional License)

Building Contractor B-1 (Limited Commercial)

Gatekeeper Construction Inc - Eric Olson (Additional License)

Building Contractor B-2 (Limited Commercial)

D3R Enterprises Inc. dba Diversified Roofing & Construction - Meagan Shear (License Upgrade and Additional License Limitation of No Ground Up Construction)
Dynamic Renovation Contractors LLC - Steven Kinder (License Upgrade)
Three Hands Construction, LLC - Kent Marshall (Limitation of No Ground Up Construction)

Building Contractor C (Homebuilder)

343 Management Ltd. - Charles Farrell (Additional License)
CBM Contractors.Com Inc. - Madison Spencer
Colorado Fine Finishing LLC - Jose Arellano
Dreng Solutions LLC - William Bradburry (Renewal)
Excel Management Group, LLC dba Excel Community Management - Rudy Thompson (Examinee Changes Company)
High West Siding, Windows and Sunrooms, Inc. 'fka' High West Siding and Windows, Inc. - Jeremy Little (Company Name or dba Change)
Homey Roofing & Restoration L.L.C. - Thalassa Fuhrmann (Examinee Changes Company)
Integrity Construction, Ltd. dba Integrity Xteriors, Integrity Construction - Chatrick Clark
J&M UN Limited - Jesse Peters
Quality Garage Builders LLC - Michael Fowler
Rethink Enterprise LLC - Charles Rogers (Renewal and Additional License)
Rocky Mountain Homebuilders, Inc. - Gary Graef (Renewal)
Unique Builders LLC - Steven Flores Jr.

Building Contractor D - 1 (Exteriors)

J.R.B. Enterprises, Inc. - Austin Ullstrom (Additional License)
Momentum Sales Consulting LLC dba Triumph Roofing & Construction - Nicholas Nelms

Monarch Construction and Roofing, LLC - Christopher Ball (Company Changes
Examinee)
Oliva Framing Construction, LLC dba Oliva Construction - Eduardo Lopez Hilario

Building Contractor D - 1 (Roofing)

343 Management Ltd. - Charles Farrell (Additional License)
Ascent Roofing Solutions Ltd. - Joshua Walkup (Renewal)
Benninghoven Construction Co. dba A1 Contracting, Inc. - Nathen Benninghoven
Family Roofing LLC - Laya Laboe
God's Woodsman LLC dba Rover Roofing - Josiah Waggoner
Gusco Inc dba Gus Roofing Inc - Gustavo Haro (Renewal)
J&J Roofing - Gary Bates
National Home Improvement and Roofing LLC - Joshua Bohney (Additional License)
New Generation Roofing and Gutters L.L.C. - Veronica Hernandez
Obsidian Exteriors LLC - Oscar Duran Reyes
Project Allies Roofing & Contracting, LLC - Dominic Brown
Range Roofing and Restoration, LLC - Allison Blaue
Seamless Choice Siding LLC - Adam Frazier (Additional License)
That One Construction Co. - Joseph Huber
Triton Roofing & Solar 'fka' Triton Roofing - Todd Dorpinghaus (Company Name or
dba Change and Additional License)

Building Contractor D-1 (Siding)

Built By Riley - Christopher Riley (Additional License)
High West Siding, Windows and Sunrooms, Inc. 'fka' High West Siding and Windows,
Inc. - Jeremy Little (Company Name or dba Change)
National Home Improvement and Roofing LLC - Joshua Bohney (Additional License)
Rize Roofing and Construction LLC - Benjamin Feilmeier (Additional License)

Building Contractor D - 1 (Wood Stoves)

Fireside Sweeps, LLC - Michael Francis (Limitation of Chimney Cap and Spark
Arrestors Only)

Building Contractor D - 2A (Wrecking)

Bella Selective Demolition and Construction Cleanup LLC - Sigfredo Gonzalez Garay
Cooper Demolition, LLC - Cynthia Silverthorn (License Upgrade)
Rockies Environmental & Demolition Services Inc. - Irwen Lopez

Building Contractor D - 6B (Signs)

Midland Marketing, Inc. dba Best Sign Works, Inc., Fun Services, Inc. - Jason Lantzy

Building Contractor E (Maintenance & Remodeling)

All American Carpentry LLC - Christopher Wenrick

Building Contractor F-1 (Solar)

Triton Roofing & Solar 'fka' Triton Roofing - Todd Dorpinghaus (Company Name or dba Change and Additional License)

Mechanical Contractor – A (Commercial)

Altitude Pool and Spa Corp. 'fka' Altitude Pool and Spa LLC - James Tyler (Company Name or dba Change)

Chambers Mechanical & Electrical, Inc. 'fka' Chambers Mechanical - William Chambers (Renewal and Company Name or dba Change Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)

Hvac Pro LLC 'fka' Prestige Maintenance Care - Jesus Pastrana Andino (Company Name or dba Change)

Keeley Construction Group, Inc. - Homero Garcia

MMBS LLC dba Professional Plumbers Denver - Elias Dieck Aguilar (Examinee Changes Company and Additional License)

Ryan & Associates Inc - Simon Possion (Additional License)

Tom Johnson, Inc. dba Allied Heating and Air Conditioning - Christopher Zandarkski (Renewal, Examinee Changes Company, and Additional License)

Mechanical Contractor - C-1 (Gas Piping)

Sitewise, LLC dba Sitewise Corp, Sitewise 'fka' Site-Wise, LLC - Jason Wernly (Company Changes Examinee and Company Name or dba Change)

Heating Mechanic IV (HVAC Service Tech)

Amber Gillott

Kamryn McMasters

Owen Roeckel

6. ITEMS CALLED OFF THE CONSENT CALENDAR

There were no items called off the consent calendar.

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no license requests considered individually.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. **NEW BUSINESS**

There was no new business.

10. **ADJOURNMENT**

A unanimous motion carried to **ADJOURN** the meeting.

The Licensing Committee Meeting adjourned at 9:18 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/

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.