

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

LICENSING COMMITTEE MEETING MINUTES

August 13, 2026 – Thursday – 9:00 a.m.

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

MEMBERS ABSENT: None

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Tamara West, Regional Building Associate Attorney
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing Supervisor
John Welton, Deputy Building Official – Inspections (*Appeared virtually*)
Jay Eenhuis, Deputy Building Official – Plans (*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 9:00 a.m.

2. CONSIDERATION OF JULY 09, 2026, LICENSING COMMITTEE MEETING MINUTES

The Committee reviewed the July 09, 2026, Licensing Committee meeting minutes. A

motion was made by Dave Rojewski to approve July 09, 2026, minutes as written. Trevit Smith seconded the motion. The motion passed unanimously.

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

- a) Appeal by Bruce Redmond, Examinee, Oak Leaf Construction LLC of the administrative revocation of a Building Contractor C License and Roofing Contractor D-1 License in accordance with Section RBC201.6.6 of the Pikes Peak Regional Building Code, 2023 Edition (the “Code”).

Bruce Redmond, Examinee, Oak Leaf Construction LLC appeared in person and was sworn in. Mr. Redmond stated he is appealing the May 19, 2026, administrative revocation of his license(s) in accordance with Section RBC201.6.6 of the Code. Mr. Redmond stated that prior to the court’s decision, he had made four attempts at a settlement, none of which were accepted by his former client. Virginia Koulchitzka advised that settlement discussions are generally not admissible in administrative or quasi-judicial proceedings and litigation.

Mr. Redmond stated his client canceled the contract on September 24, 2024, and requested to submit a transcript of the conversation that occurred between representatives of Oak Leaf Construction and the client. Copies of the transcript were submitted and marked as Exhibit 1; copies were provided to each member of the committee. Mr. Redmond shared several examples of the conversation regarding his efforts to resolve the situation.

Upon being questioned by Virginia Koulchitzka, Mr. Redmond stated that he and Oak Leaf Construction LLC were defendants in a civil case and were represented by an attorney. Virginia Koulchitzka asked if Mr. Redmond had the opportunity to discuss with his attorney the consequences of Section RBC201.6.6 and Section 201.11.4 of the Code in the event the case went to trial and the defendants lost the case, to which Mr. Redmond answered in the affirmative. Mr. Redmond admitted the defendants lost the case with a resulting judgment against the defendant to include a finding for violating the civil theft statute, treble damages, and attorneys’ fees.

Tamara West appeared and was sworn in. Tamara West brought to the committee’s attention Section RBC201.6.6. of the Code, briefly stating, no person or entity found by a court having competent jurisdiction of civil theft for any work related to any license issued by the Department shall be granted a license or serve as an examinee for a contractor in the Department’s jurisdiction. Mrs. West stated this section is very straightforward and does not allow the Licensing Committee, the Board of Review, or the Building Official any discretion. Mrs. West further stated that the court’s finding was against all defendants: Oak Leaf Construction LLC, Bruce Redmond, and Vanessa Redmond for violation of the Colorado Mechanics Lien Trust Fund statute, which constitutes a very specific finding of

civil theft.

Virginia Koulchitzka advised that Section RBC201.11.4 #3 of the Code further requires automatic revocation of any license held by an individual for conviction of civil theft. Neither of the Code Sections allow consideration for any extenuating circumstances.

A motion was made by Toby Conquest to **DENY** the appeal by Bruce Redmond to overturn the administrative revocation of his Building Contractor C License and Roofing Contractor D-1 License; seconded by Andrew Haggard; the motion passed unanimously.

Ms. Koulchitzka advised Mr. Redmond of the right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition.

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Levi Thurston, Examinee, Raptor Roofing & Restoration LLC, by Mikayla Iler for work performed at 13865 Halleluiaah Trail, Elbert, Colorado, 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 (the "Code"). This work, as performed, required resulting inspection(s) by the Department.

Mikayla Iler appeared in person and was sworn in. Mrs. Iler stated that she hired Raptor Roofing for a repair to a shop roof that was leaking. She stated the repair was completed August 23, 2025, and the roof continued to leak. Levi Thurston agreed to fix the roof, and the scope of work was increased.

Mikayla Iler later contacted the Department and requested a Non-Compliance Inspection of the subject property. A Non-Compliance Inspection was conducted October 14, 2025, and a stop work order was issued for a roof repair exceeding 100 square feet and the alteration of roof framing without required permits. Mrs. Iler sent the stop work order to Levi Thurston and received no response. To stay in compliance with the Department, Mrs. Iler obtained a homeowner permit for the roof repair.

Toby Conquest asked staff to provide the permit history for Raptor Roofing, and the permit history specific to the subject address. Luke Sanderson was sworn in and stated that Raptor Roofing & Restoration LLC has been in business since on or around July 16, 2021, with two examinees; Levi Thurston with a Roofing Contractor D-1 License, and Lance McFarren with a Building Contractor C License. The company has obtained 113 permits, 108 permits have been completed, four permits are open, and one permit has been voided. Raptor Roofing has not obtained a permit for a roof repair at 13865 Halleluiaah Trail. A permit for a roof repair was issued to the homeowner on December 10, 2025; the permit is still open, and no inspections have been conducted.

Toby Conquest asked Mr. Sanderson to confirm the validity and scope of the stop work order issued on October 14, 2025.

Levi Thurston appeared virtually and was sworn in. Mr. Thurston accepted responsibility for work without permit. He stated that by the time he had investigated the stop work order that a homeowner permit had been issued, so he chose to do nothing.

After further discussion, Scott Schuster made a motion to place a **TWO-YEAR INCIDENT REPORT** in the file of Levi Thurston and Raptor Roofing & Restoration LLC due to the fact that no permit was obtained by the Contractor, and the fact that there are no other disciplinary actions on file with the Department; seconded by Maria Miller. Toby Conquest questioned if it was appropriate to place an Incident Report in the file of Lance McFarren as Mr. McFarren can perform a similar scope of work under the Building Contractor C License. Scott Schuster amended the original motion to place a **TWO-YEAR INCIDENT REPORT** in the file of Levi Thurston, Lance McFarren, and Raptor Roofing & Restoration LLC; seconded by Andrew Haggard; the motion passed unanimously.

Ms. Koulchitzka advised both parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. Further, she stated the Department retains authority, pursuant to Section RBC103.12 of the Code to issue administrative fine(s), and that such fine(s) may be imposed.

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 Andrew Haggard to recommend to the Board of Review **APPROVAL** of the consent license requests; seconded by Toby Conquest; the motion passed unanimously.

Building Contractor A-1 (Commercial)

B H, Inc. - Adam Brown (Additional License)

FH Construction Group LLC - Anthony Fasciano

Integrated Interiors & Construction, LLP dba I2 Construction 'fka' Integrated Interiors & Construction, LLP - Riley King (Additional License, Limitation of No Ground Up Construction, and Company Name or dba Change)

Jordy & Company dba Jordy Construction - Micah Baber (Company Changes Examinee and Limitation of No Ground Up Construction)

M.A. Mortenson Company - James Scheiner
Milestone Homes Colorado, LLC - Kyle Dickerson (Examinee Changes Company)
Modern Constructors Colorado LLC - Jeremy Jordan (Company Changes Examinee)
Pro Commercial, LLC - Matthew Eller (Renewal)
Vastyan Colorado LLC dba Vastyan Construction - Peter Vastyan

Building Contractor A-2 (Commercial)

Southern Mesa LLC - Kyle Cockram (License Upgrade, Additional License, and
Limitation of No Ground Up Construction)

Building Contractor B-1 (Limited Commercial)

Big Sky Construction Group, LLC - Curt Nieset (Renewal)
Grandview Custom Homes Ltd. - Kyle Rhodes (License Upgrade)
Final Coat Painting, Inc. - James Loukusa
The Haskell Company - Brian Broxson (Company Changes Examinee)

Building Contractor B-2 (Limited Commercial)

Edwards & Sons, LLC - Tristan Edwards (Limitation of No Ground Up Construction)

Building Contractor C (Homebuilder)

Brandt Builders - Erik Schumacher
JED Interior Services, Inc. - Eder Santiago
MMCK Consulting, LLC - Michael Maloney
RD Toth Construction LLC dba Colorado Mountain Builders LLC - Kyle Toth
(Additional License)
Rocky Mountain Home Builders, Inc. - Gary Graef (Renewal)
RMZ Homes LLC - Aaron Ramirez
Van Matre Construction, L.L.C. - Braden Van Matre
Zachariah Design LLC - Zachariah McElhoses

Building Contractor D - 1 (Cell Towers)

Concordia-Triad - Ghazwan Sadat (Additional License)

Building Contractor D - 1 (Exteriors)

HT Construction Services LLC dba Project One Roofing - Luke Durnbaugh
PrimeCo Construction LLC - Ryan Railey (Examinee Changes Company)

Building Contractor D - 1 (Pools/Spas)

Advanced Pools & Spas, Inc. - Cory Chwiedor (Renewal)

Building Contractor D - 1 (Roofing)

Adame Premier Construction LLC - Manuel Adame Chavez

APC Roofing, LLC - Alberto Ponce Contreras (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Arrowhead Roofing and Exteriors LLC 'fka' Viking Roofing and Construction LLC - Vincent Kaiser (Renewal, Company Name or dba Change, and Additional License)
Barlo, LLC dba Interstate Roofing, Inc. 'fka' Barlo, Inc. dba Interstate Roofing, Inc. - Thomas Bouckaert (Company Name or dba Change and Additional License)
Birdie Roofing Company LLC - Phillip Rupert (Renewal)
Colco Roof LLC - Jaime Velasco
Copper Ridge Construction, LLC - Jonathan Potter (Renewal)
Dreamhome Restoration LLC 'fka' Dream Home Restoration LLC - Stephen Adams (Company Changes Examinee and Company Name or dba Change)
FRRSC LLC - Lynn Holman
Levello Construction LLC - Lee Lipniskis
Nations Roof of Colorado, LLC - Richard Olson (Company Changes Examinee Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Re-Paint Co. dba Restore Roofing and Painting 'fka' Re-Paint Co. dba Re-Store Property Services Co - Kevin Murdock (Company Name or dba Change)
Rock Canyon Roofing LLC - David Cox (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Statewide Roofing Inc. - Philip Theriault (Renewal)
Zurn Ply Roofing LLC - Andrew Zurn

Building Contractor D-1 (Siding)

Arrowhead Roofing and Exteriors LLC 'fka' Viking Roofing and Construction LLC - Vincent Kaiser (Renewal, Company Name or dba Change, and Additional License)
Barlo, LLC dba Interstate Roofing, Inc. 'fka' Barlo, Inc. dba Interstate Roofing, Inc. - Thomas Bouckaert (Company Name or dba Change and Additional License)

Building Contractor D-2A (Wrecking)

Bella Selective Demolition and Construction Cleanup LLC - Sigfredo Gonzalez Garay
Colorado Cleanup Corporation - Christopher Formanek (Renewal)
Studio 7 North Inc. dba Western Wrecking - Judson Kipp

Building Contractor D-5A (Signs)

KDM Industries LLC dba Full Spectrum Lighting - Kyle Holmes

Building Contractor D-6B (Limited Signs)

MPK1965 LLC dba Budget Signs 'fka' A Mark Stamp & Sign Company dba A-Mark Budget Signs - Michael Kannmacher (Company Name or dba Change)

Building Contractor E (Maintenance & Remodeling)

American Eagle Construction Co., LLC - Frank Munoz
Fixins Home Services LLC dba Fixins Restoration and Home Services; Fixins Roofing
and Home Services; Fixins Roofing and Restoration - Jeremy Christensen
(Additional License)

Mechanical Contractor – A (Commercial)

Apex Plumbing & Mechanical, Inc. 'fka' Apex Plumbing & Mechanical, LLC - Eric
Larock (Company Name or dba Change)
Climate Systems 'fka' Climate Systems, Inc. - Floyd Bruns (Company Name or dba
Change)
Stellar Home Maintenance, Inc. - Dimitre Todorov
Total Home Comfort, Ltd. - Timothy Reini (Renewal)

Mechanical Contractor - B (Residential)

Extraordinaire Heating and Air LLC - Adam Van Meter (Renewal Subject to an
Administrative Lock until all Administratively Closed Permits, if any, are
Resolved)
Falling Star LTD - Mel Gomez (Additional License)

Mechanical Contractor - C-1 (Gas Piping)

GT Plumbing & Mechanical, Inc. 'fka' Harmon-Bonded Plumbing & Heating, Inc. -
Christopher Tollefson (Company Name or dba Change and Additional License)

Heating Mechanic IV (HVAC Service Tech)

Eric Reaper
Joshua Rodriguez
Scott Murry

Consent Items for Voluntary Suspension

William Krouskop - Empire Solar & Electrical Services

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 10:20 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.