

**Teller County Board of Review  
February 1, 2023  
Meeting Minutes**

**I. Convene.** The meeting was called to order at 2:00 p.m.

**A. Roll Call.** Those answering roll call were:

Carl Andersen  
Jared Bischoff  
Jeff Smith  
Bert West

Staff: Richard Troeger, Building Official  
Lisa Hoekman, Recording Secretary  
Paul Hurcomb, County Attorney

**B. Chairman & Vice-Chairman Elections**

Mr. Bischoff moved to elect Mr. West as Chairman. Mr. Smith seconded.

Roll call vote:  
Carl Andersen - Yes  
Jared Bischoff - Yes  
Jeff Smith - Yes  
Bert West - Abstain

Mr. Smith moved to elect Mr. Andersen as Vice-Chairman. Mr. Bischoff seconded.

Roll call vote:  
Carl Andersen - Abstain  
Jared Bischoff - Yes  
Jeff Smith - Yes  
Bert West - Yes

**C. Approve Meeting Dates and Times for 2023 and January 2024 and Approve Posting & Publication Site for Board of Review Public Notices**

Mr. Smith motioned to approve the meeting dates for 2023 and January 2024 and approve the posting of meeting and agendas on the Teller County website. Mr. Bischoff seconded.

Roll call vote:  
Carl Andersen - Yes  
Jared Bischoff - Yes

Jeff Smith - Yes  
Bert West - Yes

The motion carried.

#### **D. Review and Approve minutes from the December 7, 2022 meeting**

Mr. Bischoff moved to approve the minutes from the December 7, 2022 meeting. Mr. West seconded.

Roll call vote:  
Carl Andersen - Abstain  
Jared Bischoff - Yes  
Jeff Smith - Yes  
Bert West - Yes

The motion carried.

## **II. Contractor Licensing**

### **A. Paramount Homes Company / Mike Rice / Class C**

Mike Rice is the co-owner of Paramount Homes Company and was licensed in Teller County in 2017 with a Class C license. He was not aware the license had expired and is requesting that it be reinstated. He explained that they build 2-3 custom homes per year in Teller County.

Mr. West opened the floor up to any public comments. There were no public comments.

In response to a question from Mr. West, Mr. Rice described his license history with Teller County and Regional Building Department.

Board discussion. None.

Mr. Andersen made a motion to grant Paramount Homes Company, with Mike Rice as examinee, a Class C license. Mr. Smith seconded.

Roll call vote:  
Carl Andersen - Yes  
Jared Bischoff - Yes  
Jeff Smith - Yes  
Bert West - Yes

The motion carried.

### **III. Contractor Complaint**

#### **A. Chris Pugnetti, Property Owner / Tim Sanders, Norwegian Woods, Inc.**

Mr. Pugnetti and Mr. Sanders were present.

Mr. Pugnetti presented his complaint to the Board. He stated that his complaint was not about money, that he held back \$4,000 on the final invoice from May 2022 which is an issue for a separate legal action.

He presented photos of the piers, the foundation and the footer and argued that the Norwegian Woods, Inc. departed from the approved plans and specifications without authority because it did not backfill the foundation and piers and left it unprotected from frost.

The Board reviewed the building plans and Mr. Troeger confirmed that the plans the Board reviewed are the ones on file with the Building Department. Mr. Pugnetti answered questions about the plans and the scope of work. Mr. Pugnetti stated he hired Norwegian Woods to build a 560 square foot master bedroom and bath suite addition for his house.

Mr. Tim Sanders with Norwegian Woods, Inc. presented his response to the complaint. He stated that Norwegian Woods, Inc has been licensed with Teller Count since 2000. He had a cost-plus contract with Mr. Pugnetti to build a master bedroom addition. The Pugnettis lived in Florida while the addition was being built and Mr. Sanders stated he kept them informed of the project and that they made all the decisions on the project.

Mr. Sanders admitted that certain things were missed on this project. He intended to use the backfill dirt but did not get it done. The backfilling of the piers was intended with the dirt around the house but due to the rush at the end of the job, it was overlooked. It was his intention to backfill the piers and foundation towards the end of the project. He missed this, his subcontractors missed it, and the inspector missed it. He stated it was not intentional.

Mr. Sanders stated that Mr. Pugnetti held back money on the job and that he sent emails to Mr. Pugnetti to try to resolve this issue. Mr. Sanders believes the helical pier fix from GeoQuest is not a good idea. He stated his belief that Mr. Pugnetti let water run into the area, saturating and eroding the area and that it is now an owner maintenance issue. He stated that Mr. Pugnetti breached the contract by not paying him.

In response to questions from the Board, Mr. Sanders admitted that the backfill was not done for frost protection.

Mr. West opened this for public comment. There were no public comments.

Mr. Richard Troeger, Building Official, stated he was also the Building Inspector at the beginning of the project, that the excavation was unusual and that Mr. Sanders told him the excavation would be backfilled. The final inspection by a different building inspector was in May 2022, was focused on the inside of the addition, and the inspector did not walk around the outside to inspect the outside work. The Building Inspector did not verify the backfill. The dirt does not need to be compacted and the fill is intended to protect the piers from frost and frost heaves.

The Board engaged in discussion and further questions and answers with Mr. Pugnetti and Mr. Sanders, including questions about the foundation, the stairs, if there was a buttress wall, the downspout, the roof ridgeline and internal gutter to bring the rain to the downspout, and the current status of the backfill.

Mr. Pugnetti stated that the backfill is approximately 90% complete at this time.

Mr. Sanders admitted this was a complete oversight by him. He gave Mr. Pugnetti a proposal to fix this to put the dirt in place, but he would have had to remove the landscaping to do so.

Mr. Pugnetti disagreed that the landscaping would need to be replaced.

Mr. Troeger made a final comment that the building inspectors have been trained to be more thorough with the final inspections.

Mr. Pugnetti and Mr. Sanders each made closing comments and arguments.

The Board took a recess at 3:35 p.m. and reconvened at 3:45 p.m.

The County Attorney, Mr. Hurcomb, discussed the possible license actions in Section 107.b of the Building Code. Mr. Hurcomb listed the evidence presented at the hearing consisting of Mr. Pugnetti's complaint, the emails provided by the Building Official to the Board in advance of the hearing, the 3 photos presented by Mr. Pugnetti at the hearing, and the building plans reviewed by the Board at the hearing. Mr. Hurcomb also explained the appeal process in Article 1 of Building Code.

Board discussion. Each of the board members discussed the evidence and testimony by Mr. Pugnetti and Mr. Sanders, and their individual thoughts on appropriate action.

Mr. Hurcomb prepared a proposed motion based on the Board discussion.

Mr. Smith made a motion that Norwegian Woods, Inc., with Tim Sanders as examinee, License #3281C, be issued a Letter of Reprimand to be composed by the Building Department and placed in the contractor's file for a period of two years on the basis of his admitted oversight in not completing the backfill on the project which constituted a departure from the approved plans on this project. Mr. Andersen seconded the motion.

Roll call vote:

Carl Andersen - Yes

Jared Bischoff - Yes

Jeff Smith - Yes

Bert West - Yes

The motion carried.

#### **IV. Other Business**

- A.** Mr. West explained that he will be traveling a lot in 2023 as the President of Kiwanis International and needed to resign as Board Chairman. All Board members understood and concurred with this action. Mr. West made a motion to elect Mr. Andersen as Chairman. Mr. Smith seconded.

Roll call vote:

Carl Andersen - Abstain

Jared Bischoff - Yes

Jeff Smith - Yes

Bert West - Yes

The motion carried.

Mr. West made a motion to elect Mr. Bischoff as Vice-Chairman. Mr. Andersen seconded.

Roll call vote:

Carl Andersen - Yes

Jared Bischoff - Yes

Jeff Smith - Yes

Bert West - Yes

The motion carried.

**B.** Mr. West noted that he and Mr. Smith have some recommendations on additional members for the Board of Review and will discuss them at a later meeting.

Mr. Troeger informed the Board that the County hired a consultant to assist with the updates and revisions to the Building Code.

Mr. West concluded the meeting by stating that it has been an honor to serve as the Chairman.

**V. Adjournment:** Mr. West adjourned the meeting at 4:10 p.m.