

Teller County Board of Review
June 4, 2025
Meeting Minutes

I. Convene. The meeting was called to order by Mr. Bischoff at 2:06 p.m.

Roll Call. Those present were:

Jared Bischoff – Vice Chair
Carl Andersen
Lee Chapin

Staff: Janine Snyder, Building Official
Daniel Swallow, Community Development Director
Paul Hurcomb, County Attorney
Lisa Hoekman, Board of Review Secretary

Mr. Jared Bischoff appointed Mr. Lee Chapin as a voting member of the Board of Review for this meeting.

II. Review and Approve minutes from the May 7, 2025, meeting.

Mr. Andersen moved to approve the minutes from the May 7, 2025, meeting as presented. Mr. Bischoff seconded.

Roll call vote:
Carl Andersen – Yes
Lee Chapin – Abstain
Jared Bischoff – Yes
The motion carried.

III. General Class Contractor License Applications

Mr. Bischoff explained the Board of Review process to the contractors present. He explained that each contractor would be asked to provide their full name, company name, reason for requesting a contractor license in Teller County, their construction experience, and the type of license for which they were applying.

A. River North Construction Company, LLC, Aaron Cooley, Class B

Aaron Cooley introduced himself. Mr. Cooley stated that he has been working in Denver for the past seven years and is looking to expand his business. He has purchased property in Teller County. Mr. Cooley explained that the scope of his work primarily includes basement remodels, kitchen remodels, additions, and accessory dwelling units. However, in

some jurisdictions, he holds a commercial license because he does not want to be limited in his scope of work.

Board Discussion: Mr. Bischoff inquired if he intended to perform commercial work in Teller County. Mr. Cooley replied that he holds commercial licenses in some jurisdictions, but he does not intend to perform commercial work in Teller County.

Mr. Andersen inquired what type of commercial work he performed. Mr. Cooley replied that he has converted a post office to a live-in studio and described the scope of work for that project.

Mr. Andersen inquired if they had any work lined up in Teller County. Mr. Cooley replied that they did not have any commercial or residential projects lined up at this time.

Mr. Bischoff inquired if Mr. Cooley had passed the Residential Building Contractor C test. Mr. Cooley replied that he has passed the C exam; however, he has not taken the B exam.

Mr. Chapin explained the difference between a Class C and Class B license in Teller County and asked if Mr. Cooley would accept the option of being granted a Class C license instead of a Class B license. Mr. Cooley agreed. Mr. Cooley initialed and dated the change to the general contractor license application to change it from a Class B license to a Class C license.

Public comment: None

Building Official report and recommendation: Ms. Snyder stated she supports a Class C license.

Mr. Andersen made a motion to grant River North Construction Company LLC, Aaron Cooley, examinee, a Class C license. Mr. Chapin seconded.

Roll call vote:

Carl Andersen – Yes

Lee Chapin – Yes

Jared Bischoff – Yes

The motion carried.

B. TinyMod, LLC, Eric Scott, Class C

Ms. Snyder informed the board that TinyMod requested a change in examinees. The new examinee page was provided as requested, but it was not included in the packet given to the Board.

Eric Scott introduced himself as a co-owner of TinyMod, LLC, and informed the Board that he was a state-licensed modular seller. His company would like to start offering project management services for the installation of homes they sell. Mr. Scott focuses primarily on the design and construction processes for TinyMod. Mr. Scott explained that he has a background in architecture and that he designs the modular homes TinyMod sells. He further explained he has been involved in construction since 1999. Mr. Scott stated he conducts all feasibility studies, zoning studies, and reviews the site plans for each project.

Board Discussion: Mr. Andersen inquired if the company does the concrete and framing work. Mr. Scott responded that they do not and that they work with local tradespeople for on-site concrete and framing.

Mr. Andersen inquired about having a rejection letter for the workers' compensation insurance. Mr. Scott confirmed that they do not have any employees.

Mr. Hurcomb then inquired about the workers' compensation rejection form showing three people listed as owners. Mr. Hurcomb asked if Heather Lockhart does any work for the company, pointing out that she only has a 5% ownership interest. Mr. Scott replied that she does work at a national level but currently resides in Iowa. Mr. Hurcomb explained that if she were to move to Colorado, then she would have to own 10% of the business for TinyMod to decline workers' compensation insurance for her. However, since she is not living in Colorado at this time, the Colorado Workers' Compensation law does not apply.

Mr. Chapin inquired about the upcoming project Mr. Scott had mentioned. Mr. Scott replied that it was at 156 Ranch Resorts Dr., a single section, 576 sq. ft. unit.

Mr. Bischoff asked where their product was manufactured. Mr. Scott shared that they have several manufacturers. The main one is Champion, and the project he is referencing will come out of the Kansas factory.

Mr. Andersen clarified to Mr. Scott that any subcontractors hired for projects in Teller County must be licensed with Teller County and insured.

Public comment: None

Building Official report and recommendation: Ms. Snyder stated she supports a Class C license.

Mr. Chapin made a motion to grant TinyMod, LLC, Eric Scott, examinee, a Class C license contingent upon Mr. Scott's submission of all the required

application materials, including a copy of his driver's license and his ICC test results, to the Building Department. Carl Andersen seconded.

Roll call vote:

Carl Andersen – Yes

Lee Chapin – Yes

Jared Bischoff – Yes

The motion carried.

IV. Adjournment: Mr. Bischoff adjourned the meeting at 2:25 pm.

Minutes reviewed and approved by the Board of Review on July 2, 2025.



Board Secretary