

**Teller County Board of Review**  
**July 2, 2025**  
**Meeting Minutes**

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

**II. Roll Call.** Those present were:

Jeff Smith  
Carl Andersen – Acting Chair  
Lee Chapin

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

Lee Chapin was appointed by Carl Andersen as a voting member of the Board of Review for this meeting.

**III. Review and Approve minutes from the June 4, 2025, meeting.**

Lee Chapin moved to approve the minutes from the June 4, 2025, meeting as presented. Carl Andersen seconded.

Roll call vote:

Jeff Smith – Abstain  
Lee Chapin – Yes  
Carl Andersen – Yes  
The motion carried.

**IV. General Class Contractor License Applications**

Carl Andersen explained the Board of Review process to the contractors in the room. They will be called on to give their full name, company name, the reasons for requesting a contractor license in Teller County, and the type of license for which they are applying.

**A. FWFS, LLC Arron Edmonds, Class B**

Arron Edmonds introduced himself. Mr. Edmonds stated he was a retired Navy Bomb Technician and Diver. He was a former Project Manager for Jacobs & Amentum working on nuclear projects and hypersonic missile test sites.

He explained he has experience in commercial renovations, remediation, and project management. He currently owns and operates the Hotel St. Nicholas in Cripple Creek and has a contractor's license with Cripple Creek.

Mr. Edmonds is currently working on a fire-damaged home remodel in Victor under a homeowner's permit.

Board Discussion: Mr. Edmonds was reminded that all subcontractors are to be properly licensed and insured.

Public comment: None

Building Official report and recommendation: Supports a Class B license.

Jeff Smith made a motion to grant FWFS LLC, Arron Edmonds as the examinee, a Class B license. Lee Chapin seconded.

Roll call vote:

Jeff Smith – Yes

Lee Chapin – Yes

Carl Andersen – Yes

The motion carried.

#### **B. J.H. Edwards, Jim Edwards, Class B**

Jim Edwards introduced himself. Mr. Edwards stated he has over 28 years of experience. Previously he had been licensed in El Paso County, Douglas County, Castle Rock, Aurora, Littleton, and Lakewood. He was formerly licensed in Teller County but let it lapse. He was granted a provisional license by the Building Official to be able to submit for the current project he has underway at 1444 Windflower Circle.

Board Discussion: Mr. Edwards was reminded that all subcontractors are to be properly licensed and insured.

Public comment: None

Building Official report and recommendation: Supports a Class B license.

Lee Chapin made a motion to grant J.H. Edwards, Jim Edwards, as examinee, a Class B license. Jeff Smith seconded.

Roll call vote:

Jeff Smith – Yes

Lee Chapin – Yes

Carl Andersen – Yes

The motion carried.

#### **C. Dynamic Renovation Contractors, Steve Kinder, Class B1**

The Building Official informed the Board that Dynamic Renovation Contractors requested to be placed onto the August meeting agenda. Mr. Andersen agreed to reschedule this for the August meeting.

**D. TinyMod, LLC, Kevin Lockhart, Class C**

Kevin Lockhart introduced himself via Facetime. Mr. Lockhart informed the Board that he has been building for about 40 years. He explained he has extensive modular building expertise working for Champion Homes. They worked with hospitality, gas camps, and were part of building the first modular hotel. He also explained he has residential experience.

Public comment: None

Jeff Smith made a motion to grant TinyMod, LLC, Kevin Lockhart, as examinee, a Class C license. Lee Chapin seconded.

Roll call vote:

Jeff Smith – Yes

Lee Chapin – Yes

Carl Andersen – Yes

The motion carried.

**E. Oak Leaf Construction, LLC, Bruce Redmond Jr., Class C**

Bruce Redmond Jr. introduced himself. Mr. Redmond stated he has been in business for over 10 years. He is currently licensed in El Paso, Fremont, Pueblo, and other counties. He previously held a license in Teller County, but it lapsed. His focus is on additions, decks and steel buildings. Mr. Redmond has a client that has relocated to Teller County and has requested that he build an 1100 sq ft. deck.

Board Discussion: Mr. Redmond requested clarification on his roofing license. It was clarified that the roofing license will allow for work on commercial roofs.

Public comment: None

Lee Chapin made a motion to grant Oak Leaf Construction LLC, Bruce Redmond Jr., as examinee, a Class C license. Jeff Smith seconded.

Roll call vote:

Jeff Smith – Yes

Lee Chapin – Yes

Carl Andersen – Yes

The motion carried

**V. Contractor Complaint, Jerry Nichols v. Doug Decker, Doug Decker Construction**

The Building Official informed the Board the complainants remain out of the country. They have requested to postpone it to August.

The Building Official will confirm with both parties they will be able to attend in August due to being the third postponement.

**VI. Adjournment:** Mr. Andersen adjourned the meeting at 2:25 pm.

Minutes reviewed and approved by the Board of Review on Aug. 6, 2025.



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Board Secretary