

No 25 Downing Condominium Association Inc.

Board of Directors Special Meeting Minutes

July 28, 2026

This meeting was conducted via Zoom (video conferencing).

Call to Order

A Board quorum was established and the meeting was called to order at 5:35pm. The Board members in attendance were Buck Steed, Richard Berkman, Ted Stolberg, Fred DeFilippo and Charles Loughhead. Representing East West Urban Management were Jodi Fitzpatrick and Brandon Fries. There were 10 meeting participants including 5 board members, 2 East West representatives and 3 owners.

HOA Policy to Prohibit Electric Vehicle (EV) Charge Stations in the Underground Garage

Buck summarized the HOA Policy and noted it is consistent with a similar Denver Fire Department (DFD) policy that was effective November 4, 2025.

Fred recounted his phone conversation with a DFD captain about the risk of EV lithium battery fires in enclosed spaces. Fred also explained that these risks are much greater for e-bikes and e-scooters than lap-tops and cell-phones when being charged inside a residential unit. Buck mentioned the possibility of installing an outdoor charging rack for e-bikes and e-scooters is being explored.

Charles agreed to research outside charging options for plug-in hybrid EVs.

Sandy Perko suggested that the 10-day compliance period be changed from calendar days to business days. This change was approved. It would be the same as 14 calendar days.

Buck indicated the HOA Policy will be revisited in the future if safer EV batteries are developed and the DFD allows EV charging in below-grade parking facilities.

Motion

A motion was made for the Board to ratify the HOA Policy as presented.

Motion by: Charles Loughhead

Seconded by: Richard Berkman

Approved by: Unanimous

Adjournment

With no further business to discuss the meeting was adjourned at 6:00pm.