



GREETINGS!

Iron Blossam is turning 50! What a tremendous achievement. We are one of the oldest operating shared ownership properties in North America. The first sales of Iron Blossam units came in 1974 while the building was still under construction. Iron Blossam officially opened in November of 1975 and filed its Articles of Incorporation to officially become the Iron Blossam Owners Association on Nov 11th, 1975. The rest is history.

We are very proud of the traditions and legacy that have developed here. We welcome back many original owners as well as their growing families that have become part of the Iron Blossam.

Much has changed from the early days, but we look forward to the future years and continuing the family traditions and memories that are created each year.

Thank you all for being part of the Iron Blossam Family!

I look forward to seeing you soon.

Jim Maxwell, Lodge Manager



ANNUAL MEETING UPDATE:

Mark your calendars:

The 50th annual meeting of the Iron Blossam Owners Association is scheduled for Saturday, September 20th at 10:00 am. The event will be available to all via ZOOM Teleconferencing Services. ZOOM access links will be available prior to the meeting and meeting information will be emailed or mailed by mid-August.

This is a great opportunity to learn more about your Iron Blossam Ownership, vote on future board members, and get updated on Snowbird events. Each owner also has the opportunity to ask questions of speakers and voice any comments at the open forum portion of the meeting.

49TH ANNUAL MEETING RECAP

The 49th Annual Meeting of the Iron Blossam Association was held via ZOOM, Saturday September 21st, 2024.

Association President Megan Zurkan called the meeting to order welcoming the participating owners. She announced the required quorum for the meeting had been achieved.

Megan invited Margie Eliason, the 2024 Chair of the Nominating Committee to conduct the election of board officers. Margie introduced the six candidates for the four open positions.

Incumbents J.P. Brozyna, Harry Stillwell and additional candidates Jolie Brietling, Eugene Kayser, Mike Nielsen and Dr. Laurel Sander were introduced. Each candidate gave a brief presentation. Margie then opened the voting with the results to be announced later in the meeting.

Dave Fields, President and General Manager of Snowbird and Josh Pelcar, Senior Director of Lodging shared in presenting an update of Snowbird Resort operations. The new Wilbere Lift opening in December and the ongoing renovations of the Mid Gad Restaurant opening in 2026 were highlighted. Josh presented a preview of Snowbird lodging occupancy for the upcoming season and a recap of summer operations. He also highlighted changes in the UTA winter bus service and other winter transportation improvements.

John Delaney, Snowbird Controller presented a review of Iron Blossam's 2023-2024 fiscal year noting the Association ended the year with a slight surplus of \$3,890 which was transferred to the Common Area Reserve fund. One of the areas John discussed was the Salt Lake County Property tax assessment. The assessment was significantly increased and it had a large impact on the 2023-2024 fiscal year. An appeal is in process. He also reviewed the Iron Blossam's current financial status reporting that the Association's reserves were well funded to meet the upcoming capital needs of the Association.

Jim Maxwell, Iron Blossam Lodge Manager, highlighted recently completed renovations and the new owner portal on the Iron Blossam website. He also promoted the new ACH payment system. He pointed out that the ACH payments can save the owners thousands of dollars in fees associated with annual owner assessment payments.

Jim then recognized Iron Blossam staff members Jason Bunker, Jacob Braun, and Tristan Stotesberry for the milestone achievement of 10 years of service at the Iron Blossam.

Jim closed by extending a thank you to retiring Board Members Ted Neff and Megan Zurkan.

Margie announced the election results. Harry Stillwell was re-elected, and Dr. Laurel Sander, Eugene Kayser, and Mike Nielsen were newly elected.

Owners were given the opportunity to ask questions of all presenters and make comments.

Megan adjourned the meeting and thanked all for participating.

MAINTENANCE/RENOVATION UPDATES

In May and November, we have a designated week dedicated to repairs, cleaning and renovations.

Each maintenance period we have contractors that clean the hallway and room carpets, room furniture and windows in addition to the extra cleaning projects in the rooms and around the common areas. We realize that your vacation time is valuable, therefore we try to limit projects and major repairs during the weeks of occupancy. Also, we do many projects in small phases to avoid conflicts with your week.

In addition to our core projects and the seasonal changeover for pools we also try to complete major renovations.

Over the last two maintenance periods, the following projects have been worked on.

November 2024

- The outside roof deck adjacent to room 823 was replaced.
- Paint cycle and wood refinishing cycle completed on 3rd floor units.
- Final phase of room drapes completed.
- Phase one (of three) murphy bed mattress and box springs completed.
- Phase two (of six) tub surround project completed (30 units).
- Living area chairs replacements completed.
- Final phase of room drapes completed.
- Canine pest inspection of all units was completed and Iron Blossam was certified pest free.
- Spa area renovations were completed including a new steam room door, steam room bench and tile area outside the steam room. A new threshold was built for access to the outside pool.
- 1st floor entry area carpet and elevator carpet replaced.
- Light fixtures in dry sauna, change rooms and center stairs replaced.
- Safety non-slip coating applied to Spa floor.
- Otis Elevator mechanics completed extensive service to elevators.

May 2025

- Paint cycle completed 9th floor rooms and majority of suites on the 8th floor.
- Additional paint work included elevator frames levels 1 through 3, many of the outdoor wood areas, and Spa areas.
- Phase three (of six) of the tub surround project was completed (30 units).
- Canine pest inspection of all units was completed and Iron Blossam was certified pest free.
- Additional tile work was completed in Spa that included repairs in hot tub, and the spa bench area.
- The outside roof deck adjacent to room 804 was replaced.
- Sofa replacements continue with the delivery of 10 new sofas weekly. We anticipate final completion in August.
- Phase two (of three) murphy bed mattress and box spring replacement completed.
- Water damaged ceiling in Womens Change Room was replaced.
- Snow removal and seasonal opening for Family Pool was completed.
- Otis Elevator mechanics completed extensive maintenance service on elevators.

KEEP US UPDATED

It is an important responsibility for your ownership that you notify us of any changes in your ownership and update your mailing address as it changes.

Iron Blossam is only responsible for sending assessments and information to the last address on file. Please update your email address if needed. Email is used exclusively for updates, newsletters and other Resort information.

Contact information and address changes must be submitted in writing. Forms are available on the Iron Blossam website.

Changes to your recorded deed can be facilitated by contacting Heather Tolbert.

Thank you for your attention to this important detail.



IRON BLOSSAM CONTACTS

Have questions? Need Assistance? We are here to help. Save time by contacting the right person. We value the opportunity to hear from you.

For general inquiries, internal exchange listings, for-sale-by-owner listings and exchange information and assistance:

Front Desk/Owner Services: Monday-Friday, 8 am to 4 pm
Tiffany Mcbee ibownerservices@snowbird.com 801.933.2097

Website Administration: (emails preferred)
Lizzy Osborne losborne@snowbird.com

Front Desk/Owner Reservations:
ibresv@snowbird.com 801.933.2227

Questions regarding owner assessments and payments:
Timeshare Accounting ibaccounting@snowbird.com 801.947.8236

Questions regarding deed or ownership changes: (emails preferred)
Heather Tolbert htolbert@snowbird.com 801.897.7536

Iron Blossam Administration/Lodge Manager:
Jim Maxwell jmaxwell@snowbird.com 801.933.2090

The Board of Directors may also be contacted at:
Iron Blossam Board of Directors ibboard@snowbird.com
9121 E. Snowbird Center Drive
Snowbird, Utah 84092-9000

EXPLORE THE IRON BLOSAM WEBSITE

Looking for ways to make the most of your ownership? The Iron Blossam website is your go-to hub for all things related to your property! Packed with resources and services, it's designed to make your experience seamless and convenient. Here's what you can access:

Essential Services

- **Buy & Sell:** Browse units available on the "For Sale by Owner" page or check out Association units for sale.
- **Internal Exchanges:** Find other owners who are looking to swap weeks internally.
- **Guest Authorizations:** Quickly approve guests to use your week.
- **Rental Program:** Release your week to the Snowbird Rental Program for added flexibility.
- **Payment Center:** Pay assessments easily online.
- **Contact Updates:** Update your contact information with ease.
- **Property Tax Info:** Request detailed property tax information whenever needed.
- **Exchange Deposits:** Get pre-payment amounts for deposits with RCI, Interval International, and 7 Across.
- **Title Changes:** Request information about deed or title updates. [Discover More](#)
- **Weekly Recreation Schedules:** Stay updated on all the fun activities planned for the week.
- **Time Frame Calendars:** Plan ahead with detailed timelines.
- **Monthly Updates:** Get the latest news straight from Iron Blossam.
- **Owner Perks:** Enjoy exclusive discounts and special offers!
- **Virtual Property Tours:** Explore the property from the comfort of your home.

Ready to dive in? Visit us at www.ironblosam.net and enjoy a world of benefits at your fingertips!



PET RESTRICTIONS

Owners, please note a growing issue at the Iron Blossam and Little Cottonwood Canyon.

The Iron Blossam Rules and Regulations do not permit pets of any nature at the Iron Blossam.

Service dogs are permitted in the Canyon and at the Iron Blossam. Emotional support or comfort assist dogs are not.

Iron Blossam location is a protected watershed area. Watershed Regulations as set forth by the Salt Lake Valley Department of Health prohibit dogs, cats or other animals in Little Cottonwood Canyon. Citations and fines may be issued for violations.

Service dogs that do meet the requirements set forth in the Americans with Disabilities Act are allowed in the Canyon and may be with you during your stay at Iron Blossam.

Service dogs must be trained to do work or perform tasks for a person with a disability. A dog whose sole function is to provide comfort, or emotional support does not qualify as a service animal under the ADA.

Please help us protect the Canyon's water. Owners of a service dogs must properly dispose of any fecal matter deposited by the dog.

FINANCIAL REPORT

2024/2025 was another awesome snow year. Snowbird mountain operations stayed open with top to bottom skiing until Memorial Day.

The accounting team is finalizing the 2024/2025 financials. It is anticipated there will be a surplus of funds that will be moved into the Common Area Reserve Fund to help provide for future capital expenses. The Association did not draw on the Budget Contingency Fund of \$112,900. The exact amount is currently not final; however, the surplus should exceed \$200,000 plus the Contingency Fund.

Recapping the past year, please note key areas of change:

- Revenue dropped due to lower short-term interest rates, and less revenue from resort fees and leases.
- Payroll expenses were below budget. Labor costs came in lower for some areas, and Snowbird resort was able to reduce the cost of the Employee Benefit and Burden Account.
- Operational expenses stayed in line with budget expectations. Key areas of savings include reduced bank and credit charges from the processing of Owner Assessment payments via ACH.
- Other areas of saving included lower costs for natural gas and electricity, and lower property tax assessment.
- Owners may request additional financial information on the previous year by signing up to receive the Annual Independent Auditors Report, which will be available later this year. Please contact Owner Services if you wish to receive this report.
- Budgeting revenue into the upcoming fiscal year, we expect the revenue and expenses to be consistent with the prior year.
- Lower revenue is anticipated again primarily to declining short-term interest rates, and Resort Revenue is forecasted to be slightly down.
- Labor costs will be slightly lower. Snowbird as a Resort has felt it is in our best interest to move away from higher costing Contract Labor. The labor market has improved, and new staff are being recruited at a lower overall cost.
- Operation expenses are changed by inflationary increases, however savings from the ACH payment processing, purchasing winter snow removal equipment eliminating expense lease payments and the in-room amenity program continue to be cost effective at reducing guest supply costs. Accounting format changes have shifted some expenses between accounts.
- Other project budget savings include lower utility costs, a minimal increase in insurance premiums, and a small decrease in Property Tax estimates.
- The increase in the annual expense for the Common Area Maintenance account reflects weeks currently owned by the Association.
- Housekeeping Assessment increased by 75 cents, and the Furniture Reserve increased by \$6.29.

The combined impact of all factors is that the Annual Assessment is increasing by an average of 1.6%. The impact on each owner's individual assessment varies depending upon the individual week's percentage of ownership.

Assessments are made following the policies established in Exhibit A of the *Iron Blossam Lodge Documentation*.

The annual assessment payment is due on or before July 31, 2025. Your prompt payment helps minimize additional billing costs and interest charges (21% per annum). **The occupancy or rental of units is restricted to owner's current on payment of their assessment. Owners depositing units with an exchange company must pre-pay the assessment for the fiscal year being exchanged. The pre-payment must be received prior to the Iron Blossam verifying the space bank requests.** Liens and lien charges for past due assessments will be added November 2025.

If you have questions regarding your statement(s), please write to Snowbird Timeshare Accounting at 3165 E. Millrock, Suite 150, Holladay, Utah 84121 or email ibaccounting@snowbird.com.

Thank you for your ownership and being part of the Iron Blossam family.

IRON BLOSSAM OWNERS ASSOCIATION

| | Budget 2024/2025 | Budget 2025/2026 |
|---------------------------------|---------------------|---------------------|
| Common Area Revenue | | |
| Vending Income | 11,483 | 10,380 |
| Interest Income | 97,751 | 52,000 |
| Misc. Income | 74,048 | 83,561 |
| Total Revenue | 183,282 | 145,941 |
| Labor Expenses | | |
| Bonus Pool/Commissions | 68,100 | 65,000 |
| Salaries and Wages | 940,695 | 968,231 |
| Payroll Burden/Benefits | 297,363 | 253,155 |
| Total Payroll | 1,306,158 | 1,286,386 |
| Operating Expenses | | |
| Accounting and Auditing | 20,680 | 19,885 |
| Bad Debts | 50,000 | 50,000 |
| Bank Charges | 7,273 | 2,700 |
| Credit Card Discounts | 10,493 | 7,000 |
| Landscaping | 7,463 | 7,800 |
| Common Area Maint | 535,757 | 560,146 |
| Contract Services | 62,329 | 53,100 |
| Directors Expense | 8,555 | 9,050 |
| Dues and Assessments | 1,911 | 950 |
| Elevator Service Contract | 35,524 | 39,300 |
| Employee Recognition | 13,340 | 12,730 |
| Equipment Rental | 19,689 | 0 |
| Hospitality Bar | 29,281 | 30,650 |
| Janitorial Supplies | 22,569 | 24,800 |
| Laundry & Linen | 76,316 | 82,500 |
| Licenses | 4,976 | 5,075 |
| Office Supplies/Printing | 13,489 | 13,020 |
| Operating Supplies | 39,075 | 40,450 |
| Postage and Freight | 10,650 | 10,870 |
| Repairs and Maint. | 168,290 | 179,500 |
| Sauna/Swimming | 31,940 | 36,800 |
| Travel and Auto | 11,769 | 16,443 |
| Uniforms | 4,000 | 6,500 |
| Owner/Guest Supplies | 104,780 | 90,630 |
| Snow night expense | 4,050 | 0 |
| Legal Fees | 10,000 | 8,000 |
| Silver/Glass/China | 11,549 | 11,700 |
| Total Operating Expenses | 1,315,748 | 1,319,599 |
| Utilities | | |
| Electricity | 146,059 | 140,620 |
| Natural Gas | 139,402 | 127,520 |
| Refuse Removal | 21,433 | 20,940 |
| Snow Removal | 40,905 | 41,920 |
| Telephone/Internet | 76,035 | 75,340 |
| TV Cable Service | 30,945 | 34,320 |
| Water and Sewer | 180,549 | 189,600 |
| Total Utilities | 635,328 | 630,260 |
| Fixed Expenses | | |
| Insurance | 326,082 | 327,600 |
| Common Area Reserve | 80,000 | 100,000 |
| Property Tax | 336,035 | 319,200 |
| Forest Service Fees | 8,353 | 8,400 |
| Total Fixed Expenses | 750,470 | 755,200 |
| Inter Company Expenses | | |
| General and Administration | 208,883 | 215,088 |
| Public Safety | 71,884 | 74,040 |
| Management Fee | 365,545 | 376,404 |
| Owners Recreation | 44,366 | 45,696 |
| Total Inter Company | 690,678 | 711,228 |
| Expense Contingency | 112,900 | 116,730 |
| Total | \$4,627,609 | \$4,673,462 |
| Housekeeping Assessment | \$145.08 | \$145.83 |
| Furniture Reserve | \$58.30 | \$64.59 |