

The 49th Annual Meeting of Owners was held via ZOOM Teleconferencing on Saturday, September 21st. Association President, Megan Zurkan, welcomed the participating owners. The board members present at the meeting were, Harry Stillwell, J.P. Broyna, Paul Hezseline, Margie Eliason, and John Green. Director Ted Neff was absent. Also, in attendance were Dave Fields, Snowbird President and General Manager, Josh Pelczar, Senior Director of Lodging, John Delaney, Snowbird Controller, Jim Maxwell, Iron Blossam Manager, Mariah Mellus, Lizzy Osborne and Sara Shafter, Owner Services Representatives.

Association President, Megan Zurkan, called the meeting to order at 10:00 am mountain time. She began by welcoming the participating owners. There were approximately 90 owners that joined the ZOOM meeting in addition to the board members. Megan reported that including the number of proxy votes and those in attendance the required quorum had been met.

She noted that the minutes for the 48th Annual Meeting were available on the Iron Blossam website. She asked for a motion to approve the minutes as written. Tom Markle made the motion to approve the minutes and Brian Eng seconded the motion. Being no comments or changes the minutes were approved.

Megan then introduced Margie Eliason, the 2024 Chair of the Nominating Committee. Margie stated that this was one of the largest candidate fields in many years with four open positions on the Board. She introduced the six candidates; incumbents J.P. Broyna and Harry Stillwell and additional candidates Jolie Brietling, Eugene Kayser, Mike Nielsen, and Dr. Laurel Sander. Each candidate gave a brief presentation to the owners. Margie then opened the voting by explaining the new voting procedures. Results will be announced later in the meeting.

Megan welcomed Dave Fields, President and General Manager of Snowbird and Josh Pelczar, Senior Director of Snowbird Lodging for an annual update of Snowbird Resort operations. Each gave a brief presentation. Dave updated the owners on the summer projects highlighting the new Wilbere chairlift currently being installed noting that it would be a high-speed quad and was anticipated to be complete by the start of the 2024-2025 winter season. He also updated the owners on the construction progress of the Mid Gad Mountain Restaurant and that it was scheduled to re-open for the 2025-2026 winter season. Dave also highlighted changes to the winter UTA bus service that are expected to improve winter transportation. Dave answered questions from owners before leaving for another engagement. Following Dave, Josh presented a Snowbird lodging occupancy review for the upcoming winter season as well as a recap of summer operations to date.

Megan then introduced John Delaney, Snowbird Controller and financial liaison for the Iron Blossam Owners Association. John reviewed the 2023-2024 fiscal year noting that the Association ended the year with a small fiscal surplus of \$3,890.14. Megan called for a motion to transfer fiscal surplus. A motion was made by Cindy Crommer to move the surplus to the Common Area Reserve Fund. A second was made by Ken Wall and all were in favor. John highlighted the Salt Lake County Property Tax assessment for the previous year and that it had increased significantly. Snowbird is appealing the increase on behalf of the Association, as it was taxed as a hotel property and not a timeshare lodge. It is a complicated process and could take up a year to resolve however, he is confident that the appeal will be

successful. He also reported on the Iron Blossam's financial standing and that current reserve accounts are well funded to meet the capital needs of the Association.

Next on the agenda, Jim Maxwell, the Iron Blossam Manager highlighted some of the renovations and projects completed during the November and May maintenance weeks. These projects include the completion of the bathtub restoration that provides a safety non-slip surface to each tub bottom, new tile in the hot tub, phase three of the new drapes was completed with the remaining rooms to be completed in November. Other projects include the aging stairs accessing the lower parking area and Wilbere chairlift had been replaced in cooperation with Snowbird Resort sharing some of the cost. Other projects in progress are the replacement of the living area chairs, new tub shower surrounds are being installed that include safety hand bars. Jim also highlighted the new Owner Portal of the Iron Blossam website that provides secure access to owner only functions. He encouraged owners to enroll and participate in the new ACH payment system. He also informed all that Iron Blossam has its own Instagram account that is a great place to share memories of your week. He then recognized Iron Blossam staff members Jacob Braun, Jason Bunker and Tristan Stotesberry for their achievement of 10 years' service at the Iron Blossam. Jim closed with extending a big thank you to retiring Board Members, Ted Neff and Megan Zurkan.

Following Jim, Margie announced the election results. She thanked all the candidates for their willingness to participate and serve the Association. Harry Stillwell, Mike Nielsen, Eugene Kayser and Dr. Laurel Sander were announced as the newly elected Board Members.

In closing, Megan appointed the 2025 Nominating Committee with Margie Eliason as the Chair and Cindy Crommer and Mariah Mellus as committee members. Megan thanked the owners for taking the time to join the meeting and for providing her the opportunity to serve the Association for the last nine years.

The final session allowed owners the opportunity to comment and ask questions that staff and Board Members responded too.

Following the question/comment period the meeting was adjourned at 11:48 am.

Megan Zurkan, President

Date approved

Sara Shafter, Acting Secretary

Date approved