



GREETINGS!

Iron Blossam is moving into its 51st year of operations! What a great legacy the Iron Blossam Owners have created. We are one of the oldest operating shared ownership properties in North America. The first sales of Iron Blossam weeks came in 1974 while the Lodge was still under construction. Iron Blossam officially opened in November of 1975 and 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 those 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 51st annual meeting of the Iron Blossam Owners Association is scheduled for Saturday, September 19th at 10:00 am. The event will be available to all via Teleconferencing Services. Access links will be available prior to the meeting and information will be emailed in mid-August and posted online.

This is a great opportunity to learn more about your Iron Blossam Ownership and get updated on Snowbird events. Each owner has the chance to ask questions of the speakers and voice any comments at the open forum portion of the meeting. This year there are no Board of Directors positions open.



50TH IRON BLOSSAM MEETING OF THE OWNERS ASSOCIATION RECAP

The 50th Annual Meeting of the Iron Blossam Owners Association was held Saturday, September 20, 2025.

Board President, Harry Stillwell called the meeting to order at 10 am. Harry confirmed that the required quorum of proxy votes and attendees had been met.

Harry introduced the 2025 Nominating Chair Margie Eliason to conduct the election of Board Members.

Margie introduced the three candidates. Incumbent Board Member John Greene and new candidates Brittany Emmer and Emily Potts. Each was allotted time to present their credentials.

Margie then opened voting noting results would be announced later in the meeting.

Dave Fields, President and General Manager of Snowbird, presented a highlight of Snowbird's updates for the last year. He highlighted the replacement of the 53-year-old Mid Gad Restaurant was nearing completion. The new facility, which promises to be one of the premier mountain dining facilities will open on December 10th, 2025, and has been renamed The Nest. Other highlights include summer improvements to Snowbird's snowmaking system and plan to replace the ancient Chickadee Ski lift in the summer of 2026. He also congratulated Snowbird's world-renowned Director of Skiing, Junior Bounous, on his 100th birthday.

Dave closed by congratulating the Iron Blossam on its 50-year anniversary and thanking Josh Pelczar, Jim Maxwell and the Iron Blossam team for all their contributions.

Josh Pelczar, the Senior Director of Lodging, then provided additional updates. He noted that the surface currently used as pickleball courts is scheduled for resurfacing in summer of 2026 in conjunction with a general repaving project. He discussed the challenges regarding ski access to the Wilbere ski lifts new location. The previous access from the old Wilbere lift will not return. Access is limited seasonally by snow levels and is difficult to maintain in the spring as the warming conditions deteriorate the path. He also discussed the addition of more Wyssen Towers as an effective means of controlling avalanches in Little Cottonwood Canyon.

John Delaney, Snowbird Controller, provided a review of the Iron Blossam financial status. He highlighted the annual increase was 1.6% and that the Iron Blossam had a surplus from the last fiscal year of \$350,630. A motion to move the surplus was made and approved to move these funds to the Common Area Reserve Funds. He also recapped the property tax increase from the previous year noting that the appeal has not been successful. The County did lower property tax by 20% the following year.

Jim Maxwell then gave a presentation congratulating the Iron Blossam on being a pioneer in the Shared Ownership industry and successfully sustain 50 years of operations. He extended congratulations to the Iron Blossam night auditor, Teresa Eldridge, for her 10 years of service and a thank you to Margie Eliason as a retiring board member after serving the owners for nine years.

Margie announced the voting results congratulating John Greene and Brittany Emmer as the newly elected board members.

Harry noted the Iron Blossam's history of financial stability and it's successful efforts to maintain the Iron Blossam and fund improvements without a special capital assessment. He reaffirmed the board was working to ensure that future renovations, highlighting the future elevator modernization would also be adequately reserved.

Harry closed by thanking Jim Maxwell for his fifty years of service to the Iron Blossam and the owners for their loyalty and participation.

Questions and comments were taken from the floor and Harry then adjourned the meeting.

RENOVATION UPDATES

In May and November, we have a designated week with no occupancy dedicated to repairs, cleaning, and renovations.

Each maintenance week we bring contractors to clean carpets and furniture, wash windows, and perform other vital services. We appreciate that your personal weeks are your vacation time and we try to limit these services and other renovations to these weeks to avoid disturbances and interruptions of your week.

Here are some of the highlights of the recent Maintenance weeks:

November 2025

- Tub surround and safety bar project continued with another 30 units completed (phase 4 of 6).
- Lobby elevator wall remodeled.
- North side efficiency rooms and the three corner suites had new dining tables installed.
- The winter coffee bar was renovated with new improved equipment and décor including a historical ski and photo display.
- Several repairs to steam room and hot tub were completed.
- Owner storage space was expanded to accommodate the growing demand for that service.

May 2026

- Paint cycle focused primarily on bathroom areas of the 9th, 10th and 11th floors and numerous small wallpaper repairs.
- Men's sauna room lockers were replaced with new upgraded day use lockers.
- The Iron Blossam rooms gas fireplaces were renovated with new log sets and operating controls that eliminated the need for continuous pilot lights to burn.
- Several repairs to pool filtration systems were completed.
- Seasonal changes and repairs and opening procedures for the Family Pool were completed.
- New pool tables and chairs are being phased into the west pool deck.



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.ironblossam.net and enjoy a world of benefits at your fingertips!



ELEVATOR MODERNIZATION

Our current elevators are 50 plus years old. We are currently working with Otis Elevator engineers planning for the eventual replacement. This is a major undertaking and will require Iron Blossam to operate on one elevator for a period of four to six months. We will provide more details as our planning progresses. While we wait for this project, please remind your guests and children that the elevators are not toys and to use them with courtesy and respect.

Elevator modernization funding: The Iron Blossam Board of Directors is pleased to announce the creation of a dedicated financial account to support the planned replacement of the lodge's elevators. This account will be funded proactively using savings generated from other capital projects and operational efficiencies, allowing Iron Blossam to begin preparing for the elevator investment well in advance.

The Board's goal in establishing this account is clear: minimize or ideally eliminate the need for any special assessments related to the elevator replacement project. By setting aside funds early and leveraging cost savings from elsewhere in the property's capital plan, Iron Blossam is taking a strategic and fiscally responsible approach to maintaining the building's long-term safety, reliability, and owner value.

The Board shared that elevator modernization is an essential investment for the future of the lodge. Starting to reserve funds now, we aim to manage this project in a way that protects our owners from unexpected financial burdens.

Further updates regarding project timelines, engineering evaluations, and funding progress will be communicated as the planning process continues. Owners can expect regular reporting in upcoming newsletters and annual meetings.

FINANCIAL REPORT: FISCAL YEAR 2026-2027

The 2025/2026 winter season was certainly a challenging year. It was not the least snowy season on record, although it was the warmest. Sadly, Snowbird was forced to close earlier than historically normal this season because of the weather.

The accounting team is working to finalize the 2025/2026 fiscal year. It is anticipated that once again we will have a fiscal year surplus. We did not draw on the budget contingency of \$116,700 and had savings in labor, operating expenses and utilities. Much of this can be attributed to reduced winter business levels. The final amount will be announced at the Annual Meeting of Owners in September. The surplus will be added to the Common Area Reserve Fund to help provide for future capital expenses.

We are pleased to present the 2026/2027 Fiscal Year budget with only a .69% increase.

Key areas of change:

- Revenue is slightly lowered due to revenue forecast for winter operations specifically Wildflower Lease Revenue and Resort Fee income.
- Payroll has been reduced as well as we continue to move away from contract labor and budgeted for housekeeping efficiencies during the shoulder seasons. Note the Housekeeping assessment has dropped from \$145.83 to \$141.39.
- Operating expenses are increased due to inflationary challenges. Key areas to note are the accounting and auditing increase. We will incur a one-year increase as the annual audit from last year was delayed and pushed into this fiscal year.
- We are also seeing an increase in fees from collecting owner assessments. We encourage owners to participate in the ACH payment program to help reduce these fees in the future. Personal Checks, Credit Cards and Debit cards all have the highest cost to process.
- Common area maintenance cost is higher due to delinquencies that are now owned by the Association. We are also optimistic this will decrease during the year as we liquidate these units.
- Utilities and services are increased due to inflation and concerns for future energy prices.
- Snowbird has been able to negotiate reduced insurance cost for savings. This is partially offset by the 12.5% increase in Salt Lake County Property tax.

Assessments are made following the policies established in Exhibit A of the Iron Blossam Lodge Documentation: Annual assessment payments are due on or before July 31, 2026. Please consider using the new E-bills platform and the Iron Blossam Payment Center for your payments. Past due assessments incur interest at 21% per annum. The occupancy or rental program participation is restricted to owner's current on payment of assessments. Owners depositing with an exchange company must pre-pay the assessment for the fiscal year being exchanged and must be received prior to the deposit request. Leins and additional charges are incurred in November of 2026.

Questions on your statement may be emailed to ibaccounting@snowbird.com.

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

IRON BLOSSAM OWNERS ASSOCIATION

	Budget 2025/2026	Budget 2026/2027
Common Area Revenue		
Vending Income	6,960	8,427
Interest Income	52,250	57,421
Misc. Income	78,881	67,232
Total Revenue	138,091	133,080
Labor Expenses		
Bonus Pool/Commissions	65,000	53,750
Salaries and Wages	968,231	977,299
Payroll Burden/Benefits	253,155	234,297
Total Payroll	1,286,386	1,265,346
Operating Expenses		
Accounting and Auditing	19,885	46,000
Bad Debts	50,000	50,000
Bank Charges	2,700	6,140
Credit Card Discounts	7,000	20,770
Landscaping	7,800	8,024
Common Area Maint	556,896	588,523
Contract Services	53,100	60,032
Directors Expense	9,050	8,650
Dues and Assessments	950	460
Elevator Service Contract	39,300	40,272
Employee Recognition	12,730	12,100
Equipment Rental	0	0
Hospitality Bar	30,650	39,150
Janitorial Supplies	24,800	25,740
Laundry & Linen	82,500	86,924
Licenses	5,075	5,075
Office Supplies/Printing	13,020	18,567
Operating Supplies	40,450	46,840
Postage and Freight	10,870	10,342
Repairs and Maint.	179,500	182,758
Sauna/Swimming	36,800	39,500
Travel and Auto	11,843	11,219
Uniforms	6,500	6,500
Owner/Guest Supplies	90,630	90,391
Snow night expense	0	0
Legal Fees	8,000	8,000
Silver/Glass/China	11,700	11,600
Total Operating Expenses	1,311,749	1,423,577
Utilities		
Electricity	140,620	144,361
Natural Gas	127,520	125,990
Refuse Removal	20,940	21,995
Snow Removal	41,920	43,179
Telephone/Internet	75,340	69,693
TV Cable Service	30,945	34,320
Water and Sewer	189,600	206,015
Total Utilities	630,260	646,705
Fixed Expenses		
Insurance	327,600	272,064
Common Area Reserve	100,000	100,000
Property Tax	319,200	343,000
Forest Service Fees	8,400	8,818
Total Fixed Expenses	755,200	723,882
Inter Company Expenses		
General and Administration	215,088	272,064
Public Safety	74,040	74,952
Management Fee	376,404	373,872
Owners Recreation	45,696	47,068
Total Inter Company	711,228	709,533
Expense Contingency	116,730	116,736
Total	\$4,673,462	\$4,752,705
Housekeeping Assessment	\$145.83	\$141.39
Furniture Reserve	\$64.59	\$64.61