

Iron Blossam Owners' Association
Annual Meeting of the Association
September 20, 2025

The 50th Annual Meeting of Owners was held via ZOOM Teleconferencing on Saturday, September 20th. Association President, Harry Stillwell, welcomed the participating owners. The board members present at the meeting were: Paul Hezseltine, Eugene Kayser, Margie Eliason, Laurel Sander, and John Greene. Director Mike Nielsen 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, Harry Stillwell, called the meeting to order at 10:00 am mountain time. He began by welcoming the participating owners. There were approximately 50 owners that joined the ZOOM meeting in addition to the board members. Harry reported that including the number of proxy votes and those in attendance the required quorum had been met.

He noted that the minutes for the 49th Annual Meeting were available on the Iron Blossam website. He asked for a motion to approve the minutes as written. Cindy Cromer made the motion to approve the minutes, and Pam Foyster seconded the motion. There being no comments or changes the minutes were adopted.

Harry introduced Margie Eliason, the 2025 Chair of the Nominating Committee. Margie introduced the three candidates: incumbent John Greene and additional candidates Brittany Emmer, and Emily Potts. Each candidate gave a brief presentation to the owners. Margie then opened the voting by explaining the voting procedures. Results will be announced later in the meeting.

Harry 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 construction progress of the Mid Mountain restaurant that will be known as The Nest instead of Mid-Gad, it is scheduled to re-open for the 2025-2026 winter season. Dave spoke about Oktoberfest and the improvements to help spread people around with additional seating and the transportation options if guests need a sober ride down the canyon. Dave mentioned the plans for replacing the Chickadee Chairlift next summer season. Dave spoke about the business outlook and how Snowbird is adjusting to match the market. He mentioned the recent celebration for Junior Bounous, longtime Snowbird Director of Skiing, skiing, who recently turned 100 years old. Following Dave, Josh presented a Snowbird lodging occupancy review for the upcoming winter season as well as the Wyssen Towers update and how avalanche control works. Josh also spoke about the concern owners had voiced about access to the Wilbere chairlift. He reported the access across the creek that was used with the old Wilbere lift was being removed at the request of the Forest Service. The ski access is limited by snowfall and it is difficult to open early in the season and with spring warming it is also a challenge to keep open. The Mountain team will continue moving forward to look at options to access Wilbere.

Harry then introduced John Delaney, Snowbird Controller and financial liaison for the Iron Blossam Owners Association. John presented the treasurer's report for the 2024-2025 fiscal year. He reviewed the budget and spoke about the property taxes. There was a 72% increase in 2022, and Snowbird has been contesting the increase without success. He has noticed an increase in all property taxes, and it

seems like the Iron Blossam was just given the increase first. John noted that the Association ended the 2024-2025 fiscal year with a surplus of \$350,630. Harry called for a motion to transfer fiscal surplus. A motion was made by Cindy Cromer to move the surplus to the Common Area Reserve Fund. A second was made by Brittany Emmer and all were in favor.

Next on the agenda, Jim Maxwell, the Iron Blossam Manager, highlighted the upcoming 50th anniversary of the Iron Blossam. He shared pictures of the original room décor, Iron Blossam during the construction phase and some of the original owner sales numbers. It was a large contrast between then and now. He then recognized Iron Blossam staff member Teresa Eldredge for 10 years of service. Jim closed with extending a big thank you to retiring Board Member Margie Eliason.

Following Jim, Margie made a call to close the voting then announced the election results. She thanked all the candidates for their willingness to participate and serve the Association. John Greene and Brittany Emmer were announced as the newly elected Board Members.

Harry opened the floor to questions. Emily Emmer brought up the idea of moving weeks 45-47 to “Fall vs Winter”. Jim responded to Emily’s question and explained this was virtually impossible as the **Documentation** fixed the ownership in such a manner that it required a 100% approval to adjust the weeks ownerships. Dennis Carlson mentioned his private Facebook group. Cindy Cromer spoke about a dissolution of a timeshare property in Ogden and thanked the Association for their prudent management of funds. Mark Borba brought up his denial of running for the board. Margie responded to his request. Mark also asked if the Budget and Finance committee was going to be reformed. Harry responded that the board is not currently planning on having the committee.

The final session allowed owners the opportunity to comment and ask questions of the staff and the Board.

In closing, Harry thanked the owners for taking the time to join the meeting.

Following the question/comment period the meeting was adjourned at 10:56 am.

Harry Stillwell, President	Date approved
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Sara Shafter, Acting Secretary	Date approved
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