

	<p style="text-align: center;">stqa?txw4n'iwt sqilxwi WESTBANK FIRST NATION 515 Highway 97 South Kelowna, B.C. V1Z 3J2 Phone: (250) 769-4999 Fax: (250) 769-4377 www.wfn.ca <i>Community. Leadership. Pride.</i></p>	<p style="text-align: center;">MINUTES ADVISORY COUNCIL sćikstasq̓t, 4x̓w4x̓wtán (Friday, July) 9am, 2024</p>
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ADVISORY COUNCIL MEMBERS IN ATTENDANCE:

Rick Ould	Old Okanagan District
Steve Gilroy	Lakeridge District
Mike Wilding	Prairie District
Janice Beaton	East Boundary District
Allen Dion	Lakeshore District

WFN STAFF MEMBERS IN ATTENDANCE:

Jeniffer Bellingham	Director of Intergovernmental Affairs and Title & Rights
Brayden Holenstein	Referrals Officer
Alyssa Church	Recording Clerk I
Chloe Brogan	Intergovernmental Affairs Researcher
Graeme Dimmick	Director of Planning & Development
Robert Mashohn	Director of Finance
Valerie Dougans	Controller
Eric Lamarche	Accounting Lead, Budgeting & Financial Reporting
Chad Rota	Acting Council Secretariat, Supervisor, Records and Information Management
Francine Lotbinière-Basset	Planner I
Don Nichol	LEO

CALL TO ORDER	Agenda is attached to these minutes as EXHIBIT "A."
<i>R. Ould</i>	Called the meeting to order at 9:02
	<u>Motion to Adopt the Agenda</u>
MOTION	MOVED BY M. Wilding Seconded by A. Dion THAT the Advisory Council hereby approves the agenda. CARRIED
OLD BUSINESS	
	<u>Motion to Adopt the Minutes of June 19th 2024</u>
MOTION	MOVED BY S. Gilroy Seconded by J. Beaton THAT the Advisory Council hereby approves the minutes of June 19th 2024 CARRIED



	OUTSTANDING ACTION ITEMS
	<u>Jason Brolund to provide contact information for Fire Assessments and a fire-safe video.</u>
	Brayden has sent out an email with all the information that Jason Brolund has supplied.
	<u>Update on Development Cost Charges (DCC) for multi-story buildings on WFN Reserve lands</u>
B. Holenstein	This item was covered at a previous meeting and the Advisory Council has no further questions regarding this topic.
	<u>Law Enforcement Officers to attend an introductory meeting with the Advisory Council.</u>
B. Holenstein	We had Don Nichol join us today, we will remove this from the agenda now
	<u>Chief & Council Bi-Annual meeting to be held during a regularly scheduled Chief & Council meeting</u>
B. Holenstein	Councilor Coble and Councilor Alexander suggested during our last meeting to integrate the Advisory Council into one of the regular Chief and Council meetings, possibly even arranging for lunch. However, we want to streamline the format to ensure maximum participation. Therefore, we'll remove that item from the agenda after this meeting and keep you updated on the confirmed date.
R. Ould	Pros and cons are that We've been in meeting with the Chief and Council during their sessions, and sometimes our window is quite narrow. Instead of having a separate meeting of our own, we fit into their schedule. I'm perfectly okay with that, but I just want to mention that sometimes if their meetings run late, they might not have the time to accommodate us. So, whatever works best for the team, we'll adjust accordingly. We'll proceed with Council's decision. At this point, I prefer to have everyone present. If this is the simplest way to ensure that everyone can attend, considering how busy everyone is, I understand.
J. Bellingham	We don't have to decide today, but we want to do the easiest way possible, we could possibly do this on a co-fly day as it has less structure. Co-fly day is a day where people come together they bounce around ideas. There are no scripted minutes or notes. Instead of having our meeting scripted with council, it gives you a little more flexibility. It's a little more relaxed. It's like having lunch once we did a community service.
	NEW BUSINESS



	FINANCIAL SERVICES
	<u>Fiscal 2024 Q4 financial statements</u> <i>The Fiscal presentation is attached to these minutes as EXHIBIT "B."</i>
<i>V. Dougans</i>	Reviewed the financial statement with the advisory council We've completed the audit for 2024. The audited financial statements and the audit report have been presented to Council, and they've been approved. However, we need to present them to our membership before I can distribute the local government services financial statements to this group. We are meeting with the membership on July 31 st .
<i>R. Ould</i>	Are we doing this at our October meeting?
<i>J. Bellingham</i>	We can determine dates when the team is available on Fridays and circulate those dates. Since you prefer Fridays, we'll aim for that. Considering the summer schedule, we'll find a time that works for the finance team to attend. We'll send out some potential dates, and then we'll coordinate from there.
<i>V. Dougans</i>	Just a reminder we are talking about January 1 st 2024 to March 31 st 2024, and we are comparing it to past years. There was some movement between our cash balances, specifically between restricted and unrestricted funds. We transferred funds from our LGS (Local Government Services) to the administration department, which is a normal course of business. Property taxes contribute to funding some administrative departments as well. Regarding our accounts receivable, you'll notice an increase to \$7.3 million. This increase is due to the accrual of property taxes. As you know, property taxes are based on the calendar year, whereas we operate on a fiscal year basis. Therefore, we had to account for three months' worth of property taxes as accounts receivable. The corresponding entry is recorded as revenue.
<i>R. Ould</i>	This might not fall under your department, but we had a group of complexes that didn't receive their tax notices, and a few of them have reached out to us. Many residents have lived here for years and are familiar with the tax due dates. Is there a way for WFN to check who didn't receive their notice and resend it, rather than relying on them to contact us?
<i>J. Bellingham</i>	We will contact Ernest in the taxation department and see if we can figure out why it happened and if there is a way to prevent this from happening again.



<p><i>V. Dougans</i></p>	<p>Continued to Review the financial statement with the advisory council.</p> <p>Regarding our assets and liabilities, focusing on liabilities, there were no significant changes. It was just regular transactions like paying accounts payable, so there's nothing noteworthy there. As for our non-financial assets, this mostly consists of our tangible capital assets. We made a few additions during the year, such as the purchase of the LEO truck and upgrades to the sidewalk fund. The amortization for our tangible capital assets totaled \$1.5 million. This explains why it appears our assets decreased, it's simply a routine accounting adjustment.</p> <p>Moving on to the statement of operations, which includes our revenue and expenses. Our total annual budget was \$26.5 million, but our actual revenue \$32.5 million, indicating a significant change. Throughout the year, we discussed the increased activity in building permits and higher than budgeted interest income. Our miscellaneous income was \$2.23 million, with a substantial portion coming from a water settlement fund of \$1.7 million that we received. Another tranche is expected in September, and this money is being allocated to a separate reserve. The allocation of these funds will be determined later.</p> <p>In terms of expenses, we are nearly on target with a budget of \$20 million, coming in at \$19.4 million. There was a slight overspend in Homeowner Grants, observed in the last quarter, but otherwise, most expenses were either on target or slightly under budget, particularly materials.</p>
<p><i>R. Ould</i></p>	<p>Will you be bringing an auditor in, so I will be able to ask a few questions?</p>
<p><i>V. Dougans</i></p>	<p>Yes, we will be bringing an auditor in when we come to present the audit to you.</p>
<p><i>R. Mashohn</i></p>	<p>I would like to make a brief statement. When we review this with the auditors, a couple of areas to focus on will be the overall liquidity, which is the ratio of assets to liabilities. This metric provides insight into our overall financial health. Additionally, any variances to the budget are crucial points for questioning—these variances can be great catalysts for understanding what's happening in different areas. We need to ask: What caused something to go off track? Why did certain items go over or under budget? Was something omitted or unexpected that required budget adjustments? Highlighting these areas as you proceed will allow us to focus effectively. I'll ensure that when I review the findings with the auditor, I have answers prepared for these anticipated questions. This is</p>



	typically how we navigate through our annual process.
	V. Dougans left at 9:32
Action	<ul style="list-style-type: none"> - Contact Ernest in regards to the residents who weren't sent their property tax reports. - The Advisory Council members to email Chloe dates that work for them to have the financial team and auditors come in.
	COUNCIL SECRETARIAT
	<p><u>Law Enforcement Officers Introduction and Update</u> <i>The LEO updates are attached to these minutes as EXHIBIT "C."</i></p>
<i>D. Nichol</i>	<p>To be honest, about 75% of our work revolves around addressing homelessness, which is a significant focus for us at the moment. When I say "homeless people," it's a broad category that includes various issues like trespassing, illegal dumping, and illegal fires, among others. We dedicate a substantial amount of time to dealing with these issues and liaising with West Kelowna Bylaw, as our responsibilities often overlap with theirs.</p> <p>Jason Brolund has allowed us LEO's to have access to their app notifications. This notifies us when the Fire Department gets notified real-time. This allows us to determine whether or not it's something that is either on WFN land or something that directly relates to us. This has been an enormous help in getting real-time notifications, instead of before where we would sometimes find out after the fact.</p> <p>This morning, on my way here, I made three stops to check on homeless individuals who are in transition or transient. I ensure they are doing okay, provide water if needed, and arrange medical attention if necessary.</p>
	C. Rota entered at 9:40 am
<i>R. Ould</i>	Do the homeless reside on WFN land mainly?
<i>D. Nichol</i>	We call it "Ping Pong" during our shifts at WFN. What we do is shift transient individuals off our land to another location, and then during the West Kelowna Bylaw shift, they are brought back. It's a delicate balance because many of these individuals do not see, know, or acknowledge boundaries. We educate them about being on WFN land, but often it doesn't matter to them.



	<p>We work closely with shelters and I also participate in outreach councils, ensuring we are well-connected to help those who seek assistance. When we encounter someone in need, we can arrange shelter beds, enroll them in programs like Managed Alcohol Program (MAP), or collaborate with outreach workers to secure shelter placements in Kelowna. Addressing homelessness is crucial for us because these individuals represent one of the greatest risks to our community.</p> <p>We have also acquired some new assets that are proving to be very helpful. We now have a drone, which allows us to quickly access hard-to-reach areas, especially during hot weather and while wearing this turtle shell. This technology is definitely the way of the future. For instance, when a young man went missing here in West Kelowna, if there were areas we couldn't easily access on foot, the drone would have made it possible. It's truly an impressive piece of technology.</p> <p>Our other LEO Wayne who is an ex-conservation officer, will be able to use this if we get notified if there is a bear or another animal. The drown allows us to scan the area. Instead of us walking the area, and hoping it comes out of the bushes in front of us and not behind us.</p>
<i>J .Beaton</i>	<p>Do we have a rough number on how many homeless people we have on WFN lands?</p>
<i>D. Nichol</i>	<p>When I first started we had roughly 18, but now we are well over 100. They are saying they feel safer in Westbank. They are saying the tent city in Kelowna isn't safe. There are resources for them as well, There's the homeless shelter on Bartley, and the food bank downtown. We are also seeing new faces every day and many are from all over.</p> <p>They know us very well, they know our names, and what we drive. This is why we check on them every day and try to keep them moving. When I start my shift, I check on them first especially with these hot days. We do encourage them to clean up after themselves, and we haul out a lot of garbage for them. The key is to just keep them moving.</p> <p>We are working now from 7 am to 10 pm and there are two of us on shit at a time</p>
<i>R. Ould</i>	<p>How has your experience been so far as the newest LEO?</p>
<i>D. Nichol</i>	<p>I love it. Just to give you an idea, this is what retirement looks like for some of you. I retired in 2018 after working nearly 30 years in the security industry at London Drugs. However, I couldn't stay retired. I had the opportunity to try something new, so I joined as a casual employee.</p>



	Initially planning to stay for only six months, around the four-month mark, they posted a permanent position, and I applied for it and got it.
<i>J. Beaton</i>	I saw that there were some things that were happening in Gallagher's.
<i>D. Nichol</i>	Yes, this is one of our areas of responsibility as well. We've recently installed gates and other measures to prevent people from entering certain areas, primarily for fire mitigation purposes. We patrol these areas in cycles, working 4 days on and 4 days off. Since it's our community forest, we respond to calls there. Gallagher's is particularly busy because it's where people tend to have bush parties and engage in other activities.
<i>M. Wilding</i>	Have you looked at other bands and recognized what is working for other law enforcement officers?
<i>D. Nichol</i>	We have, I am also associated with a couple of organizations. One is involved with other peace officers, and bylaw officers in B.C. and this includes the Indigenous bands. We regularly convene as a group to discuss matters of importance. We also have an Indigenous Safe Communities Program, which meets monthly. During these gatherings, representatives from all bands participate in discussions aimed at pooling resources and sharing best practices. When we encounter new challenges or ideas, we seek out those who have already made strides in similar areas, ensuring efficient use of resources and collective progress.
<i>J. Bellingham</i>	We also have an advantage, we have 3 First Nations RCMP designated to work with us
	D. Nichol and C. Rota left at 9:52 am
	INTERGOVERNMENTAL AFFAIRS / TITLE & RIGHTS
	<u>Residential Services Brochure (WFN)</u> <i>The Brochure is attached to these minutes as EXHIBIT "D."</i>
<i>J. Bellingham</i>	I just wanted to add this because we have new people at the table, so we can address any comments if needed. We reviewed this about 2 years ago, so I wanted to reintroduce it and ensure it's on our radar before we proceed with further orders.
<i>R. Ould</i>	I don't believe I see many changes that need to be done other than it says we meet on the third Thursday of every month. This has now changed
<i>J. Bellingham</i>	I'm almost wondering if instead of making detailed changes, we could simply state that we meet Quarterly without being so specific. I haven't run it by anyone else yet. I figured I'd start with you guys first, and then we



	can bring it to the directors for their review. If you have any significant changes to suggest them to our staff, this is just an upkeeping.
<i>M. Wilding</i>	It's a bit of a surprise to me that, WFN has its own electoral roles.
<i>J. Bellingham</i>	You have to be registered through Canada to be on the electoral, member or non-member. So, if you are not registered you won't be able to vote.
<i>M. Wilding</i>	I would like to suggest that we include a point about this under the election section. Given the turnover of people, I'm willing to bet that if I don't know, there are plenty of others who don't either. That's my perspective. I would emphasize in the election process that you only need to enroll once, so make sure to enroll.
<i>R. Ould</i>	Since space is limited, I think we should simply state: "You must be a non-WFN member living on WFN lands and be registered with the role." It could be as straightforward as that to include.
<i>M. Wilding</i>	I'm not sure if anything can be done about the property tax that comes up every year, but could we suggest addressing this issue regarding when the tax notifications are mailed out?
<i>J. Bellingham</i>	They typically mail out their taxation notices around the beginning of May. If that's something we want to emphasize, we could create an insert for them to include. It's a reminder we might want to emphasize to people. We'll review all these ideas when the minutes are circulated, and then we'll prioritize them to discuss with Ernest's team.
ACTION	Review the suggestions with Ernest and his team about creating an insert for when the taxation notices are sent out.
	PLANNING & DEVELOPMENT
	<u>Development Project Update</u> <i>The Development Project Updates is attached to these minutes as EXHIBIT "E."</i>
<i>G. Dimmick</i>	Reviewed the presentation with the Advisory council
<i>R. Ould</i>	The multi-use paths, are these meant for biking and walking?
<i>G. Dimmick</i>	Yes, that's correct. They are asphalt paths that are wider than sidewalks but not part of the road.



	Continued to review the presentation.
<i>M. Wilding</i>	The Nancy road project, is that going to be affected by the possible upgrade of the intersection at Boucherie?
<i>G. Dimmick</i>	No, this will not affect the Boucherie intersection. Continued to review the presentation. Regarding a question about the law change in land use, the Council is revisiting their overall concept approval. This matter needs to go back to the Council soon, probably within the next couple of months. Additionally, I believe they wanted to consider a potential rezoning as part of that. However, they've modified their site plan, so they may not proceed with the rezoning.
<i>S. Gilroy</i>	Do you know if that will automatically go into open meetings for residents, because the original design showed townhouses in this area, but things evolved, and somehow it turned into a six-story apartment building? That's the issue we're noting
<i>G. Dimmick</i>	There is no consultation during the development process. They already had their zoning approved. Now, they're resubmitting it to the council. We're reviewing it to ensure it aligns with the current zoning. They approve or disapprove without public consultation during the development permit process because it's more of a subjective review focused on engineering. The concept plan is part of this review. We ensure the concept plan aligns with zoning, and the next step is to ensure all design work meets requirements. When a developer is getting a development permit from the City of Kelowna this also not public. The townhouses were what was initially approved by the council. So, we went back to the council and asked to revisit the concept plan because it no longer matches what was originally approved. If rezoning is needed then it will be open to the public.
<i>S. Gilroy</i>	So, there won't be an open-consultation with the public if Council approves the six-story building?
<i>G. Dimmick</i>	If what they submit fits the current zoning, then there's no need for a rezoning and consequently no public consultation, as they are essentially proceeding with something they are already permitted to do.



	Continued to review the presentation.
<i>J. Bellingham</i>	In regards to the bluff, are we worried about whether they have to come back and reinforce it, just in case? I'm not sure if you've been down to the beach lots recently; the hill has been shifting. What do they need to figure out regarding how close they can build to the slope or what precautions they need to take to avoid undermining what's already there? That's the first thing that came to mind.
<i>G. Dimmick</i>	Yes, all of your concerns are on our radar as well and they will be looked into. Continued to review presentation.
<i>M. Wilding</i>	I believe that phase one is not done yet.
<i>G. Dimmick</i>	Because it's modular, and they're just pads. Essentially, the lots are ready, and they're all serviced. So now it's just a matter of selling a unit and placing it on the pad. Continued to review presentation. Also an update in our department, our Director of Lands, Lynn Vandenberg has retired. Deb Jones, who was the previous Lands officer, has moved up to fill that role. Additionally, we've recently hired a new building inspector because our current building inspector is set to retire.
	<u>WFN Land Use Law Project Update</u> <i>The Land Use Law Project Updates is attached to these minutes as EXHIBIT "F."</i>
<i>G. Dimmick</i>	The land use law update, for those who don't know, is for WFN. It contains our zoning regulations and historically included elements of an Official Community Plan (OCP) or WFN's CCP. It was adopted in 2007 and has since become dated, which is why we are undertaking this land use law update. We are currently wrapping up phase 2 of the project, which included our first round of engagement. The land use law serves as our guide for the physical development and redevelopment of our lands. We aim to modernize this document to incorporate updated best practices. Additionally, we are reviewing the process for rezoning approvals and proposing changes to zoning laws to improve how they function.
<i>R. Ould</i>	What are we looking at for the timeline?



<p><i>G. Dimmick</i></p>	<p>I believe the project is supposed to be done spring of next year.</p>
<p><i>R. Ould</i></p>	<p>My main concern was with the initial inclusion of low-density zoning, which also allows for a 6-story apartment. This means such developments could potentially arise anywhere without us having the opportunity to comment, as it wouldn't require a change in zoning. Specifically, the next zoning section medium density, might also permit a 6-story apartment.</p> <p>For instance, there are areas within the initial section where a 6-story apartment wouldn't be suitable. However, there are other zones where it would be appropriate under current regulations. Losing the ability to comment on these changes concerns me greatly.</p>
<p><i>M. Wilding</i></p>	<p>I'm quite concerned about the removal of parking. I tried to update my statistics, but unfortunately, it seems that the City of West Kelowna has stopped reporting on car dwellings in their annual reports. If this law comes into effect in September 2025, the next building that gets approved will likely be available around 2026, I presume sometime in 2026. My feeling is that the people who move in there will still, on average, have 2 and a half cars per family. This number has been growing steadily over the years and hasn't slowed down at all.</p> <p>Another issue I have concerns the building regulations versus the zoning regulations, specifically regarding setbacks. I've seen instances in the States with zero setbacks, and the UK also has similar setups. My concern is that with zero setbacks, it becomes impossible for fire personnel to access the space between two houses in case of emergencies</p>
<p><i>G. Dimmick</i></p>	<p>We follow B.C building codes because their setbacks are defined by fire safety in some cases, there's a 1.5-meter setback requirement that's part of zoning but isn't necessarily based on any specific rationale. Historically, it might have been tied to building codes. The idea now is to align more closely with the building code. This shift allows us to avoid frequent updates to our laws; instead, they would automatically reflect current building standards.</p> <p>Regarding parking, we will soon release a draft for public comment in the next phase. It's crucial to recognize that the buildings we construct today will endure for years. We must balance this with the reality in the Okanagan, where car ownership is high and public transit options are limited. This influences our recommendations, although final adoption isn't guaranteed. Parking remains a significant concern, particularly in multifamily developments like those in Kelowna, where inadequate</p>



	parking leads residents to park on streets. There will be further opportunities for feedback as we continue to address this issue.
<i>S. Gilroy</i>	My concern is with some of these WFN leases that identify single-family areas, which were sold on the understanding of this designation being extended. Now suddenly, the government has decided to change all the rules. I'm not sure if there's any connection, but the issue of a 6-story building is a real concern for many. Multifamily housing like townhouses is generally acceptable, but introducing a 6-story structure can be contentious, similar to what we're seeing with West Harbor. There needs to be an open discussion when such significant changes are proposed in residential neighborhoods.
<i>G. Dimmick</i>	<p>I think there needs to be a better rollout of an explanation of these zones. I'm hoping that the draft will clarify this and maybe even include it as part of the consultation process to show how everything works. It should provide examples to demonstrate compatibility between different land uses. For instance, you wouldn't want a 6-story building right up to the property line next to a single-family home. I haven't seen the specific requirements yet, but in other jurisdictions, if there's a significant change in height, the building height must taper away from the property line.</p> <p>Well, we'll bring more information to the upcoming consultation. This is the direction that many larger municipalities are taking—to generalize zoning and then focus on ensuring compatible uses side by side. It's important to provide clear information because, you know, it was concerning the first time I saw it too. But after discussing it with our consultant, who has experience in similar projects elsewhere, and after more thorough explanations, it started to make sense. So, we'll aim to provide information that makes sense to everyone else as well.</p>
Action	Connect with Graeme for the next meeting to see if the fire department has an update on their plan for the proposed multi story buildings.
	G. Dimmick and F. Lotbinière-Basset Left at 10:53
DISTRICT REPORTS	
	<u><i>Lakeridge</i></u>
<i>S. Gilroy</i>	The only thing I have is Westrich and West Harbor have been emailing with the Chief and Council and are reviewing the concerns.
	<u><i>Prairie</i></u>
<i>M. Wilding</i>	No major reports to update on. My only concern is the marmots, how does WFN handle them? As well as Rick has been very helpful when it comes to



	a resident having concerns with a tree.
<i>R. Ould</i>	The tree is outside of the complex, and they are claiming it's a fire hazard. However, since it's outside the complex, it's not our responsibility to deal with it. The issue is that they have a hedge running the full length of their property which they have maintained well—it's a beautifully manicured hedge. The tree is inside this hedge, and they have built the wall around the tree in this manner. So essentially, this is all about an elderly lady who doesn't want to clean up leaves.
<i>J. Bellingham</i>	In regards to the marmot issue, you have to use live traps and relocate them as they are an endangered species. If you want to send me an email, I can look into it and talk to all the directors.
<i>R. Ould</i>	I have talking to someone in Peachland, they mentioned using coyote urine as a deterrent.
	<u>Lakeshore</u>
<i>A. Dion</i>	No major reports other than the odd complaints with the rentals and landlords.
	<u>East Boundary</u>
<i>J. Beaton</i>	I have had a few concerns; Some Sage Creek residents are looking for the geotechnical report for the retaining walls. Graeme has looked into this. Another resident had concerns over the water restrictions as the note mailed out in with the water utility bill states that washing vehicles was allowed. He did not think it should be and wanted clarification on this. A resident in Westview Village contacted me as they are taking Ross Management to Arbitration and were looking for a lawyer to look at their paperwork to ensure they had enough to do so.
<i>B. Holenstein</i>	The Geotechnical report has been completed and referenced, but it's not a requirement for our planning team in their application process. Therefore, WFN doesn't have to produce anything because it's not mandated by our requirements or laws. If it's requested by someone, such as the strata or developer, they can contact the engineering company directly to arrange for it. WFN does not have any obligations in this regard.
<i>J. Bellingham</i>	In regards to the water restrictions, I will have Chloe send your questions to Krista in the Utilities
	<u>Old Okanagan</u>



R. Ould	No updates and no contacts at this time.
ADDITIONAL NEW BUSINESS ITEMS	
J.Bellingham	Updated the council that we have a new Director of Operations Lisa Pastro but she is on holiday and we will have her attend the next meeting.
	The next meeting will take place on October 18 th 2024 at
ADJOURNMENT MOTION	MOVED BY M. Wilding Seconded S. Gilroy THAT the Advisory Council meeting be adjourned. CARRIED The meeting adjourned at 11:20 am

Items Requiring Closure
<p>Items that still require closure include the following:</p> <ul style="list-style-type: none"> • Contact Ernest in regards to the residents who weren't sent their property tax reports. • The Advisory Council emailed Chloe dates that work for them to have the financial team and auditors come in. • Review the suggestions with Ernest and his team about creating an insert for when the taxation notices are sent out. • Connect with Graeme for the next meeting to see if the fire department has an update on their plan for the proposed multi story buildings. • Have the New Director of Operations join an upcoming meeting to introduce herself to the Advisory Council.

stqa?tx^wniw^t sqilx^w (Westbank First Nation) The people (sqilx^w) living where wind blows (niw^t) and forms swamps or puddles alongside a large lake (stqá?tk^w4). Being a windy area, the winds would wash along the shore creating puddles which would either seep into the land, creating wet, marshy areas or wash back into the lake. This area has been identified as the portion of syilx territory from Hardy Falls to around the Gellatly/Green Bay area but in reality, it includes a few other areas, including x^wa4 mnik, the area closer to IR#10 and many other areas that have specific place names.