

New Bedford Land/NE 119<sup>th</sup> & Lone Elm Rd.  
RZ25-0009 – Lone Elm Townhomes  
HOA Meeting Minutes

**Meeting Date:** March 3, 2026

**Attendance:**

Aaron Mesmer (AMM) – M3, LLC (Buyer/Developer)  
Curtis Holland – Polsinelli PC (Legal)

**HOA Neighborhood Attendees:** Approximately 9 Attendees representing The Retreat at Foxfield Village HOA and the Foxfield Master HOA and their legal counsel, Rod Hoffam (see attached sign-in sheet)

**Meeting Location/Date:**

Price Chopper – 19601 W. 101<sup>st</sup> St. (K-10 & Woodland)

After introductions, the parties entered into a free-flowing discussion of the issues. Tom Bart led the discussions on behalf of The Retreat at Foxfield Village HOA (adjoining townhome subdivision), Nick Semarau represented the Foxfield Master HOA, and Gary Williams and other residents represented the “Retreat Rezoning Committee.” It was a very cordial discussion. The parties agreed to resolution of all issues raised, subject to a Letter of Understanding incorporating the agreed upon terms and conditions.

**Issues:**

HOA Requests

- 1) Reduce unit density from 71 to 67.

*AMM agreed to reduce the density to 67 units.*

- 2) Match exterior architectural elevations to nearby townhomes.

*AMM agreed to make new townhomes consistent with existing adjacent townhomes subject to new Olathe design codes. AMM indicated Final elevations will be completed with future applications for preliminary and final plan approvals.*

- 3) Landscape Buffer – Along North and East sides of the property line. HOA would like berm with elevation and heavy landscaping for screening if possible. HOA is willing to give easement over their ground for same.

*AMM agreed to provide berming and landscaping subject to compliance with City landscaping requirements and engineering confirmation that berm would not cause storm drainage issues.*

- 4) Lone Elm right-in/right-out (RIRO) at location shown on Concept Plan.

*AMM agreed to study adding a RIRO at location shown on Concept Plan on Lone Elm Road subject to City approval, and confirmation that it would not require relocation of power poles or meeting public street standards.*

#### Other Discussion Items

- 1) Parking – HOA would like to see driveways deep enough to accommodate trucks without overhanging into the street.

*AMM agreed to this condition..*

- 2) HOA – Future discussion about joining the HOA

*AMM agreed to study this concept and continue dialogue.*

## MEETING SIGN-IN SHEET

Project: Lone Elm Townhomes (119th & Lone Elm Rd.)

Meeting Date: March 3, 2026

Facilitator: Curtis Holland, Polsinelli PC

Place/Room: Price Chopper – College and Woodland Rd.

Application #: RZ25-0009

Name/Title	Address	Email Address
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Jackie Gonzalez - Centennial management	" "	Jackie@cmckc.com
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Name/Title	Address	Email Address
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