



Douglas County

Vacation Home Rental Advisory Board Public Meeting Notice and Agenda

Wednesday, September 24, 2025

1:00 PM

**Kahle Community Center
Rubicon Room
236 Kingsbury Grade Road,
Stateline, Nevada**

A meeting of the Douglas County Vacation Home Rental (VHR) Advisory Board will be held on Wednesday, September 24, 2025, at the Kahle Community Center, 236 Kingsbury Grade, Stateline, Nevada. A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden NV 89423.

Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" may include discussion by the Vacation Home Rental (VHR) Advisory Board and they may take action to approve, modify, deny, take "no action", or continue the item.

To watch the meeting:

Members of the public may click on the following link to watch the livestream of the Vacation Home Rental (VHR) Advisory Board meeting: <https://www.youtube.com/@douglascountynevada>

Written public comment:

Persons desiring an opportunity to address the Vacation Home Rental (VHR) Advisory Board and who are unable to attend the meeting are requested to send an email to VHRAdvisoryBoardpubliccomment@douglasnv.us at least 24 hours prior to the convening of the meeting.

Public comment during the meeting:

In person: Members of the public may make public comment by attending the meeting in person.

Copies of supporting material can be requested in person from the Douglas County Manager's Office, 1594 Esmeralda Avenue, Minden, Nevada or by calling the County Manager's office at 775-782-9821. Electronic copies of the agenda and supporting materials are also available at the following websites:

- **State of Nevada Public Notices website:** <https://notice.nv.gov/>
- **Douglas County Meeting website:** https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Members of the public may call the Community Development VHR Office at 775-782-9037 to obtain help making public comment using any of the foregoing methods.

DOUGLAS COUNTY VACATION HOME RENTAL ADVISORY BOARD

FINAL AGENDA

September 24, 2025

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Vacation Home Rental (VHR) Advisory Board. Public comment is limited to three minutes per speaker, unless additional time is granted by the Board Chairperson. The Vacation Home Rental (VHR) Advisory Board uses a timer to ensure that everyone has an opportunity to speak. You will be told when the clock starts and when 30 seconds are remaining. Once your time is up, please conclude and sit down.

In addition to opening public comment and closing public comment, additional public comment periods may be allowed on individual agenda items, at the discretion of the Chairperson.

APPROVAL OF AGENDA

For possible action. Approval of the proposed agenda. The Vacation Home Rental (VHR) Advisory Board reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda

APPROVAL OF PREVIOUS MINUTES

For Possible Action: Discussion to approve the draft minutes of the July 22, 2025, meeting of the Vacation Home Rental Advisory Board.

ADMINISTRATIVE AGENDA

The Chairperson will read the agenda title into the public record and will have the discretion to determine how the item will be presented. The timing for agenda items is approximate unless otherwise indicated for a specific item. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment may be taken on items that are identified for possible action at the discretion of the Chairperson.

For Possible Action: Discussion on an appeal filed by the 342 Maryanne LLC (Todd Lesser), owner of 342 Maryanne Dr., Zephyr Cove, NV 89448 (APN: 1319-18-413-003), VHR Permit DSTR1374P, contesting the revocation of the VHR permit. Code Enforcement Case Number 2025-CE-CASE-VHR-0003. (Ernie Strehlow)

For possible action. Discussion on an appeal filed by Bogdan and Roxana Dumitrescu, owners of 380 Andria D., Stateline, Nevada 89449 (APN: 1319-18-310-011), VHR Permit DSTR0757P, contesting the revocation of their VHR permit, Code Enforcement Case Number 2025-CE-CASE-

VHR-0008. (Ernie Strehlow)

CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Vacation Home Rental (VHR) Advisory Board or those agenda items where public comment has not already been taken.

ADJOURNMENT

Notice to Persons with Disabilities:

Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Community Development department in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-6230 or 775-782-9037 at least 20 hours in advance of the meeting.

**VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM
COVER PAGE**

MEETING DATE: September 24, 2025

TIME REQUIRED:

AGENDA: **APPROVAL OF PREVIOUS MINUTES**

TITLE:

For Possible Action: Discussion to approve the draft minutes of the July 22, 2025, meeting of the Vacation Home Rental Advisory Board.

RECOMMENDED MOTION:

Approve the minutes of the July 22, 2025, meeting of the Vacation Home Rental Advisory Board, as presented.

FINANCIAL IMPACT:

None

BACKGROUND:

ATTACHMENTS:

[07-22-25 DRAFT VHR Minutes.pdf](#)

MINUTES OF THE DOUGLAS COUNTY VACATION HOME RENTAL ADVISORY BOARD

A special meeting of the **VHR Advisory Board** was held virtually through Zoom at the following link: <https://www.youtube.com/@douglascountynevada> on July 22, 2025, beginning at 1:00 p.m.

Staff Present:

Ernie Strehlow, VHR Manager
AJ Hames, District Attorney
Katie Etchegoyhen, Development Coordinator

ROLL CALL:

Keith Byer, Chair, Present
Lauren Romain, Vice Chair, Present VIA TEAMS
Patti Graf, Board Member, Absent
Mickie Hempler, Board Member, Present
Glenn Wolfson, Board Member, Present Via TEAMS

CALL TO ORDER:

1:00 p.m.

PLEDGE OF ALLEGIANCE

OPENING PUBLIC COMMENT

Keith Byer: [00:00:00:09] Glenn Wolfson and Lauren Romain are online. Patti Graf couldn't make it, so let me call the meeting to order. So at this time, we will open the meeting for public comment. This is the first of three opportunities you will have to comment. This is a general session about anything under the purview of the Vacation Home Advisory Board. I'll be timing. You'll have three minutes. I will just approach and sign your name. I will start you after you say your name. And about 30 seconds before the three minutes are over. We don't have a lot in attendance today, so we'll be a little bit flexible. So this one will be general. And then when we get to the administrative

agenda, before we make a motion, after we make a motion, we'll also have public comment again. And at the end of the meeting, there'll be a closing comment. So let's start with opening public comment. If you state your name.

Maureen Casey [00:01:28:29] Maureen Casey, Chair of the Douglas County Planning Commission. I was reading through the ordinance, and I think overall the excellent job with the task they were given by their board of commissioners to review the ordinance. And the one thing that struck me is the phrase that says that no one under 26 can rent out the VHR. I am concerned that there is nothing that says that the person who rents the unit has to be on site and concerned about liability for the county and for the owners, because it is very possible that whoever rents the voucher could extend the rental to someone who is not on the lease application. And I think that should be discussed by the board in detail, get the opinion of the DA, our beloved AJ and get his opinion whether or not that language needs to be in the ordinance. And if it's not discussed here, it's something that I would bring up as Chair of the Planning Commission, and I hope that you will deal with this so I don't have to. Thank you very much and good luck.

Keith Byer: [00:02:59:17] Thank you. Other opening comment. And if you just sign your name. Say your name, and then I'll start your time. There's no hurry. Okay.

Caroline Turner: [00:03:14:10] My name is Caroline Turner. I'm a resident of one, two, one Sequoia Drive. I'm a homeowner, and I've lived in the area for 23 years. I also own a business in the area. I've been on Laura on Kingsbury for the past ten years. So that's. A good start. I'm here to talk about the density on the Woodland Way, Sequoia Drive, and Hawthorne Way neighborhood due to limited access on Woodland Way. This neighborhood is over impacted and over capacity for the VHR. This is a single entry area to 29 homes, with five hours adding up to an additional to 16 vehicles of up to 38 people on Sequoyah Drive, Hawthorne Way and Woodland Way. The vehicle capacity of 15% for this kind of bottleneck area of 29 homes is 4.35, and we have five. And when you look at the website, the density is listed at 12.6. So potentially more buyers could be added to our neighborhood. And it feels already over impacted traffic impacts up to 16 additional cars, unlimited access, exit an emergency or otherwise. The neighborhood consists of dead end streets. There's no sidewalks. There's no turnarounds, there's no street lights we're also adjacent to Tahoe Community Church, and that area is often

congested with cars and traffic being at church. So I think the company should consider the quality of life for full-time residents. With additional cars and traffic speeding up and down the street at all hours. This is a very tight neighborhood with the like. Everybody who's going to their bars goes the same way. And so it's a high impact on a few houses. One of them is mine. Security. Strangers have come to my door trying to enter my home at night by mistake. Garbage. The renters are confused by the regulations, and they often don't abide. A noise constantly loud neighbors, late neighbors, loud music, cornhole, playing lights, shutting the door, and the sirens all over. The woodland, Sequoia, and Hawthorne neighborhood hosts the equivalent of a 15-room motel without the zoning, parking, and infrastructure that a hotel should require. Emergency evacuation for fire with 16 extra vehicles and only one exit. Snow removal, narrow streets, and limited access in winter, with additional vehicles navigating on plowed driveways and streets during storms. Limited parking due to snow berms and winter snow removal due to cars, etc., and emergency vehicle access is compromised. Other impacts limit the options for full-time residents to live and work locally. As a small business owner. I can't convince another veterinarian to come work with me because there's just nowhere to live in Nevada. There's nowhere to rent. There's nowhere to buy. So I'm alone. And this really affects my business and what services I can offer. And this is for professional. Okay. Woodland Way neighborhood is made up of small, single-family homes, attractive to young families to buy or rent, and none are available. Do you have access to the address? We also reduce the number of kids in our schools. My son graduated from a motel, and the schools can't exist without the kids so I have solutions. I guess I'll have to come talk again if I have time but basically, my request is that we limit the VHR density of the woodland, which is quite a neighborhood. There's a bottleneck, and it's already over impacted.

APPROVAL OF AGENDA

Keith Byer: [00:07:01:08] Thank you. Other opening comments. All right. Thank you. Now our next agenda item is approval of the agenda. Do I have a motion to approve the agenda?

Mickie Hempler: [00:07:17:01] I'll move to tend to approve the agenda as proposed.

Keith Byer: [00:07:21:19] Do I have a second?

Lauren Romain: [00:07:23:15] Second.

Keith Byer: [00:07:24:19] I have a second from Ms. Romain. All those in favor? Any opposed? It looks like there are no opposed. 4 to 0.

RESULT:	APPROVED [4-0]
MOVER:	MICKIE HEMPLER
SECONDER:	LAUREN ROMAIN

APPROVAL OF THE MINUTES

Keith Byer: The next is the approval of the previous minutes. We distributed the minutes in the pack. Is there any discussion, or is there a motion?

Mickie Hempler: [00:07:47:12] I'll make a motion that we approve the minutes as proposed in the packet for the meeting of June 25th.

Lauren Romain: [00:07:47:12] I second.

Keith Byer: [00:07:58:05] I have a motion and a second. All right. All those in favor say aye.

Keith Byer: [00:08:07:11] All right. Any opposed? Okay. Passes 4 to 0.

RESULT:	APPROVED [4-0]
MOVER:	MICKIE HEMPLER
SECONDER:	LAUREN ROMAIN

ADMINISTRATIVE AGENDA

For Possible Action: Discussion on possible changes to Chapter 20.622 of the Douglas County Code, the Lake Tahoe Vacation Home Rental (VHR) Ordinance, including but not limited to: adding a code of conduct for VHR renters; revising restrictions on VHRs in residential communities north of Cave Rock State Park; amending insurance requirements; amending regulations regarding waitlists and renewal applications; revising requirements on when owners must hire local, licensed property managers; and amending certain penalties and procedures for violations.

Keith Byer: [00:08:11:02] We'll now move forward to the administrative agenda for possible action. Discussion on possible changes to chapter 20.622 of the Douglas County Code. The Lake Tahoe Vacation Home Rental Ordinance, including but not limited to, adding a code of conduct for renters. Revising restrictions on VHRs and residential communities, amending insurance requirements, and amending regulations regarding wait lists and renewal applications. Revising requirements on when owners must hire local licensed property managers and amending certain penalties and procedures for violations. Just for the consideration of the board, we did have an opening public comment. And this agenda item does say including but not limited to. So just for the point of clarification, subject to agreement, we can discuss items that are not specifically mentioned here because it does say including but not limited to. Members of the board. We received a package that had a red line in it, but it also had a presentation that I believe was probably geared towards the BOCC. Eventually, that summarized the current, starting on page 137, which summarized the current code, and then gave a recommendation, and then had a space for the planning commission. I see three ways. We can go through the code only. And then Ernie can summarize that into the presentation. We can go through the presentation only, and then we can work that back into the code. The county staff can work that back into the code. Or we can try a side-by-side and do both at the same time. Does anyone have an opinion?

Mickie Hempler: [00:10:11:08] I do.

Keith Byer: [00:10:12:01] Go ahead. Please.

Mickie Hempler: [00:10:13:20] I like the idea of going through the slides. It's very concise. And, I think it'll be simpler for us to get through. Just my opinion.

Keith Byer: [00:10:25:17] That was my preference as well. Glenn, Lauren, would you be averse to that?

Lauren Romain: [00:10:33:03] No, not at all.

Keith Byer: [00:10:34:00] Okay. Glenn, are you okay with that?

Glenn Wolfson: Fine with me.

Keith Byer: [00:10:37:21] Perfect. And then we will come back to the renter under 26. So the slides begin on page 137 of your pack.

Lauren Romain: [00:10:49:25] Just a quick.

Keith Byer: [00:10:50:23] Yes.

Lauren Romain: [00:10:51:06] Just a quick question. So somehow we started with this, the consensus of the board, when we make a decision today as a majority. Can that decision be the decision of the board versus some kind of consensus?

Keith Byer: [00:11:06:02], sure. Let's take that we, when we are at the end, when we have a motion. Let's talk about that wording.

Lauren Romain: [00:11:17:20] Okay.

Keith Byer: [00:11:20:24]. All right, so the first, the first on page 137 is the Glenbrook renting. Were there any comments?

Mickie Hempler: [00:11:41:05]. My understanding was that this is just a cleanup item.

Keith Byer: [00:11:50:24] Any comments, or can we move forward? Let's just make sure we still have a quorum.

Mickie Hempler: [00:12:06:23] I don't know what happened.

Ernie Strehlow: [00:12:09:04] Did we lose the internet?

Matthew Hatjakes: [00:12:25:23] Yeah, the internet's out here.

Ernie Strehlow: [00:12:28:29] It's out. We have a hotspot. We can try.

Keith Byer: [00:12:35:01] Okay.

Keith Byer: [00:14:10:25] All right. We're using a hot spot, so we're going to. Can you hear me?

Glenn Wolfson: [00:14:14:17] Okay.

Lauren Romain: [00:14:15:08] Yes.

Keith Byer: [00:14:16:07] Okay. So we're going to use we're going to use a hot spot.

Lauren Romain: [00:14:23:19] Okay, I'll turn my camera off again. But I don't know what Mickie said because we stopped.

Keith Byer: [00:14:56:01] Page 138 is Lincoln Park, and I think the committee agreed with Ernie's recommendation to remove some of the guidance around the introduction of that, and then also to leave unchanged the wait list. Okay. Any comments on that, or can we move forward? Oh, I guess the wait list is on the next page. So Lincoln Park. I don't think we had any comments on Ernie's changes. Is that correct?

Speaker5: [00:15:38:08]. Correct.

Keith Byer: [00:15:39:29] Yeah.

Mickie Hempler: [00:15:41:14] Which one was?

Keith Byer: [00:15:42:00] You? Oh, sorry. On page 138, this was the removal of the transition.

Keith Byer: [00:15:48:03] Right. And then on page 139. It is not to delete the wait list.

Mickie Hempler: [00:15:57:28] Yes.

Keith Byer: [00:15:58:16] Okay, page 140 insurance. And, this is where I think we, this is where we did not reach a consensus. Well, it was not unanimous. And Lauren will come back with that, yeah. So this requires liability insurance for \$1 million for all tiers. And I'd like to kind of just go round table and see where we are. I've had some further thought about it. Glenn, if I recall, you were not in favor of raising the insurance coverage for all tiers to 1 million and retaining the current requirement for 500,000.

Glenn Wolfson: [00:16:49:22] Honestly, I'm not even in favor of retaining the current. But, of course, I am also against you raising the liability to 1 million for all the homeowners. Okay. Homeowners are the ones who have the best and the most incentive to have insurance anyway. And I think if I remember what they said about they just want to be informed about if somebody canceled their policy or something. I don't see why Douglas County needs to be listed as an additional interest if you do an application. Mr. Strehlow certainly can see whether or not they have insurance by having an office. And please list their insurance. I certainly don't want to say I think we're already having an insurance problem, and anything we do to make it harder for county residents to get insurance is not helpful. My insurance carrier is one of two insurance carriers that's going to leave Nevada and no longer right. Insurance in Douglas County is making requirements that people can't even use their umbrella coverage for additional insurance. I don't see the point. I think it's against the interest of Douglas County homeowners to make it more difficult to even get not just more expensive insurance.

Keith Byer: [00:18:16:13] Okay. Thank you. Ms. Romain.

Lauren Romain: [00:18:20:13], yeah, a couple of things. First of all, I think it is important that the county is made aware when a person's insurance is allowed to lapse, as I think that has happened a few times. I think that's important. I get a little confused,

and I have to say down on I'm looking for the page. Maybe it's the last page in this proposal. There is a there's a tier system. It says not adopted. But I got confused over that because we were the conversation we had was going to raise it to a million for everyone. And in this table it actually has it as up to four people can stay at 500,000. So is this a proposal or did I just delve into some area of this that is like and then it didn't raise until a million until up to eight. So up to four I'm sorry up to four. So up. So at five and up it went to a million. Here's let me finish up while you guys are thinking about that. You swayed me when I got there at the meeting where it was like, oh, you know what? Every incident is an incident, and every incident is \$1 million incident anymore, which is kind of the litigious world in which we live in. However, then I got home thinking, you know, when you have ten people versus two people, you have eight times more ability to have an incident. And so we shouldn't penalize the smaller ones because your likelihood of an incident is lower. And so when I saw this table I was like, oh, okay. So now we're proposing 500,000 stays to up to four and then you go to a million. I could actually go to six. But if somebody [00:20:00:00] work this out, I do feel and it's a fire issue that why people are canceling. Not that, but every single thing you ask for in a change to your insurance does highlight. And I do think that the smaller places shouldn't have to be at \$1 million so I'm not sure that I have a strong feeling as to where the line should be cut, but, . But if we. I would not be just leaving it as we had it originally in the code existing now and I'll leave it at that for right now.

Keith Byer: [00:20:35:25], just one quick question, where were you on the requirement of the insurance policy list of Douglas County as an additional interest? Were you okay with that?

Lauren Romain: Yes.

Keith Byer: Okay, Mr. Strehlow, would you mind clarifying the chart?

Ernie Strehlow: [00:20:50:08]. So I think I got the page numbers right. I apologize; I ran out of a binder. Doesn't have them, so on page 140, I think that's the one that you guys were part of the summary. I put a little box on the bottom that came from State Farm the background. So there's a little box on the bottom of your sheet on the top sheet, you see a little box that was new so that.

Ernie Strehlow: [00:21:18:13] You didn't, you didn't see that box. So, it just explains what how the insurance companies, State Farm anyway, looks at liability for a buyer. They look at it a little differently. So, I just want to make sure you saw that on page 153 when we're Ms. Romain was speaking of the tier changes if you read the top of the chart, it says 2023. So, this is what you guys recommended back in 2023. So that's why I stuck it in here because this is your idea a couple of years ago and it wasn't adopted, I think we went we went with a million, \$1 million for tier three, and then it was 500 for tier two, and, I don't know, maybe it's the same for tier one. I can't remember, but yeah, tier one and two. So, this is the actual, I think this is what we ended up adopting but there was another slide in here in the back. It goes further back. There was also part of your recommendations on page 155, right after where it had tier one, tier two and tier three, and it had kind of a grid that talked about the occupancy noise monitor, and then it talked about the proposed insurance rate. So this was also one of your suggestions a couple of years ago. So I stuck this in there. So you guys can see that, that this is not the first time it came up yeah. It's important that the county be informed when insurance coverage changes, for obvious reasons, because we will pull a permit because it's required the, you know, as far as the million dollars or whatever you want it to be. I mean, it's just what the insurance companies recommend. But if you guys want to do it, then don't do it you know it. You know, I don't live in South Lake or in Lake Tahoe, so I don't know what the how many insurance companies will ensure, you know, up in the hills here. But I know the valley. It's they're more plentiful so I'll let you. That's all I had.

Keith Byer: [00:23:13:26] One more question this thing about this umbrella policy. And I know you're not insurance experts, but I have an I have a personal umbrella policy, too. And my understanding is that when you have a claim against me, there's a different process. If I have a direct claim on my property insurance versus I have a general all comers umbrella policy, that was my understanding is that umbrella policies were more difficult to get into for someone who's had a had a loss. Is that true?

AJ Hames: [00:23:49:17] I think that is generally true is a good general rule. And that also, I recall when we added the no umbrella policy language into the code part of it was that and then the other part of it was administratively, people were sending Ernie's department very complicated insurance policies that had umbrella policies and numerous properties, and it was difficult for staff to look at those and figure out whether

they were compliant. And so just to streamline the claim process for injured parties and to streamline the review process for staff, that provision was added.

Mickie Hempler: [00:24:36:04] Okay, where I know that increasing the insurance was not something that we had recommended, it came from that BOCC meeting that they wanted us to increase it. Has some catastrophic event occurred that would require us to raise or that that makes the thinking changed?

Ernie Strehlow: [00:25:01:18] When we deal with a couple of main insurance companies up here, and they've been actually bringing it up. The liability should be higher for the properties because of fire and accidents, and stuff that happened up here. I am not an insurance expert, so I don't. I don't know. I mean, that's what they're recommending. And so we just added it in there for you guys to consider.

Mickie Hempler: [00:25:25:21] I had a phone call today from Heidi Gunter about insurance, and she was explaining to me as a property manager, they also carry insurance that covers the units that they properly manage so of course she and rightfully so in her description to me, was saying that this is making it very difficult on their clients where it's one thing when it's one house, but in her case, she's managing, let's say, 50 houses. So now she's got to get 50 people that may or may not have \$1 million in coverage to raise their insurance. And I know for myself and most of us at the lake, leg. We're scared to death to make any changes to our policies for fear of being canceled. And with that in mind, unless this is something really critical, I'm sort of leaning towards, you know, unless it's broken, let's not fix it. That's kind of where I'm coming from.

Keith Byer: [00:26:32:21] I guess I share those views. Pretty direct. I think if you have a large viewer, even at four, that you should have \$1 million if I had one, I would have \$1 million. I think it is good to have at least \$1 million, even for people you know, that is a very, very low number. However, because of the difficulty we have with all of us, our owners, as well as non-owners I just don't think pushing through a change at this time would be good. However, I do believe and Glenn, coming back to your point about the additional interest we have. I won't sit necessarily insurance, but we have had situations where people entered into contracts and then canceled them so it is very possible to have an insurance policy get your permit and then cancel that policy or change that

policy and we have had instances that in other situations, this is so important because of the protection of renters that I am I am not in favor of increasing the liability, but I am in favor of having the additional insurance being Douglas County as additional interest and again, not being a liability. umbrella policy and so coming back to Lauren's comment Glenn, I don't think we're going to get to a unanimous agreement. And I think to Lauren's comment, that's where we ought to go we can put some of these things are not unanimous, but we did reach consensus consistency and consistency and unanimous our different words. So we did reach a consensus perhaps if we can , but that consensus was not unanimous can I get we're not going to vote, so it's not a motion, but is there a consensus around? So just kind of a thumbs up, thumbs down that we would not raise the insurance coverage from what's currently there? We would require Douglas County as an additional interest. And that it is a direct policy. It's not a umbrella policy. Is that more of a consensus is simpler?

Lauren Romain: [00:28:52:07] I'm sorry. You know, it. Just hang on a second, I don't know where this consensus stuff started, but if I was the one person that was voted out and not in the majority, I would. I would be okay with the fact that the board recommends X. It is clearer. It is crisper. It doesn't leave all this wavy. Whatever stuff. I think our board should recommend a certain thing. We are at this point. Whatever this comes out, we are recommending. The insurance does blank. And I don't know where the consensus stuff or a board when the majority votes. That's what the board recommends.

Keith Byer: [00:29:33:05] Okay. Thank you. Mickie, your opinion.

Mickie Hempler: [00:29:37:25] I like the way it's written. Umbrella is already in there.

Keith Byer: [00:29:43:00] Oh, no. Just the part about consensus or just say that's what the. The board either has a recommendation, or it doesn't, but we don't mention whether it was unanimous or not.

Mickie Hempler: [00:29:52:04] I think we should just make a recommendation. Okay. And if, when we're presenting this to the board, if they ask, we could always explain to them that there was 1 or 2. But when we did our recommendations two years ago. We weren't always on the same page, so I think we should do it the same way.

Keith Byer: [00:30:10:23] Okay. I am swayed by Miss Romain and Miss Hempler's arguments. Glenn, your view about you know , putting whether it was unanimous or not, or leaving it out.

Glenn Wolfson: [00:30:29:07] Well, my view is that if I remember what was said at the last meeting, that Douglas County has almost zero liability as the county. So for me, I think it's overreach for the county to be requiring homeowners for the ones that are actually at risk, to have certain requirements that just make it difficult on the homeowners. So, as I've recently been shopping for homeowner's insurance and have never had a paid claim since 1998, including my landlord renters policy, I can tell you it's a great difficulty right now in the insurance market, and I'm against anything to make it more difficult myself.

Keith Byer: [00:31:10:06] Okay. Thank you. All right. Moving forward to page 141, the eight night minim so before we it was kind of a one night minim there were concerns about people locking up the permits in their neighborhood or in the total community and so the new verbiage says owners must demonstrate at the time of renewal, using records of paid transient occupancy and lodging taxes that the dwelling unit was rented in the prior year. Failure to demonstrate the use of the permit for at least eight nights shall result in the permit not being renewed. If the director determines that the permit was obtained with no real intent to rent the property, or to prevent others from obtaining a permit do we have views of what it's like to start since you're in the room?

Mickie Hempler: [00:32:01:18] I think I sort of proposed a lot of this because I really believe that it should be something that's not cut and dry. There are always things that come up, and I believe that directors should be able to make that determination. I don't know if this verbiage is perfect, but it works for me.

Keith Byer: [00:32:24:20] It works for me as well. Mr. Wolfson, comments?

Glenn Wolfson: [00:32:31:14] No.

Keith Byer: [00:32:32:23] Okay. Ms. Romain?

Lauren Romain: [00:32:40:18] I'm sorry, I was muted I'm sorry.

Keith Byer: [00:32:42:16] No, no. Yeah. Page one.

Lauren Romain: [00:32:43:21] It works for me.

Keith Byer: [00:32:44:10] All right. Good. Okay. We'll move forward. Property managers currently, a local property local licensed property manager is required on all tier two units with a nighttime occupancy of ten or more and all tier three units, unless the property is managed by the owner who resides within one hour of the property. During the rental period this we went back and forth on, . There was some thought that an owner gives more credence to making good rentals to people who will not create nuisances than a company. There were also others that believed that property professional property managers were more experienced about vetting, and that they thought it was good there also seemed to be a number of people applying for permits at a, at a occupancy less than other code sections would allow them to, to avoid this this requirement so right now we're going to take out anything but no consensus this says that a Arab considered and rejecting two proposals. The proposal to lower the occupancy requirement for local licensed property managers, and proposal of required property managers after the incident where the owner was not responsive and then again, the logic there. So our we have I believe we reached a consensus. won't be stated as such that we are rejecting the changes to the licensed property managers. Does anyone have comments?

Lauren Romain: [00:34:32:18] I do not.

Glenn Wolfson: [00:34:33:29] I'd like to make a comment.

Keith Byer: [00:34:36:05] Yes, sir. Go ahead. Glenn.

Glenn Wolfson: [00:34:37:17] All right. I think that there's no evidence that having a property manager is going to make somebody better able to follow the rules. There are issues on both sides, but the magic of having a property management doesn't make somebody more likely. And if somebody actually had a problem previously, and they're at risk for the second strike. Why would you leave it up to another person? I would much

rather leave that decision. As to whether somebody might need a property manager is if there really was a very incompetent owner or a host that had a lot of problems. So Mr. Strehlow, who could gently manage to let them know that they probably won't be renewed unless they get help, and he's the person that can decide if somebody is really not capable of managing their own property. But I believe everybody should have the right to manage their own property if problems occur. Mr. Strehlow is in a position to encourage somebody to get help, and I think that's sufficient.

Keith Byer: [00:35:45:22] Encourage but not required.

Glenn Wolfson: [00:35:50:20] Well, they wouldn't be required. But Mr. Strehlow chooses not to renew their permit. It might feel like they'd made a bad decision.

Keith Byer: [00:36:00:17] I'm sorry. I'm trying to work through a process here so he can't. So you're saying that he can't require. He can encourage. But if they ignore his encouragement, he would then have the right to pull the permit.

Glenn Wolfson: [00:36:20:04] If there's a property that has had multiple problems, even though they haven't balanced automatically, have their permit pulled because of life and safety issues, etc., I believe that the department that we have now is likely to handle it better than a hard and fast rule, and I don't think the individual should ever be required to have a property manager. I've never had anybody put their hand in my pocket to manage my property. That did anywhere near as good a job as I did for myself.

Keith Byer: [00:36:56:06] But I guess I missed the second half of your observation if someone's having problems, they refute. They assert their right not to have the property managed. You think that would be grounds to have the permit revoked or not revoked, but not renewed?

Glenn Wolfson: [00:37:12:23] No, I think they're flawed management. They're flawed self-management is bad enough that it leads to them losing their license or permit, and that's the outcome that they deserve. Okay. But it ought to be their choice as opposed to some property manager that lets them park six cars where they're supposed to have two and doesn't respond in an hour. And the owner never even knows. I mean, why

would you leave it up to another person? What are they putting at risk? They're just the property manager. They're not losing their permit.

Keith Byer: [00:37:52:13] Okay. Any other comments about you know, so we're going to remove the first portion about consensus. We're moving all of that. And right now it says we consider it and reject it. I think I kind of heard a consensus of that.

Mickie Hempler: [00:38:10:08] I still like number two. I think it's important that owner managers understand that they have an obligation, and if they don't meet that obligation, then the director is entitled to require them to have a property manager. I agree with Glenn. I think his verbiage is a little squishy, that's all. It's not really specific. And I agree that everybody should have the right to manage their own property if they can do it correctly. If they can't, then I think that the director should have the option, and it could be a challenge, not a must to require them to have a property manager. I think that only favors the county and favors to the residents that surround this permit holder.

Lauren Romain: [00:39:14:27], we have a limit on the hours. If an owner can't find a property manager to manage their place properly, or cannot manage it themselves. To me, the option is, is that they lose their permit and we give it to somebody who wants to do this instead of trying to fit a square peg in a round hole. If an owner is managing and they can't do it right, or they have a property manager and they don't see that they need to get rid of the property manager and manage it well themselves. The option is, is that there's no permit and we move on to somebody else. So I don't see any of these other requirements in trying to help them fix what is their ultimate responsibility to begin with.

Keith Byer: [00:40:02:24], so I'm trying to get to an outcome regardless of process, and I'm trying to get where people who refuse to have a property manager and consistently don't respond. It's kind of I'm kind of the same place as Mickie with I like to, but I don't think we have a consensus that's kind of 2 to 2 and I'm hoping that Mr. Strehlow has the flexibility in his purview, that if he's, he's suggesting almost what Glenn said, if he's suggesting a property manager and they're refusing that he could not renew either pull or not renew the permit.

Glenn Wolfson: [00:40:47:19] So I think Mr. Strehlow is positioned to be subjective and evaluate someone's ability. But I can tell you that, as a matter of fact, in my own

personal experience, I have no evidence that this bias that property managers are better than individual owners exists. Please share with me any evidence of objective evidence that property managers do a better job than an individual owner. It's a case by case basis, and there's a bias right now that exists that somehow this is a corrective or an improvement. There's no evidence of that. Without any objective evidence, leave it in the subjective realm of the manager, Mr. Strehlow.

Keith Byer: [00:41:41:08] Okay. Thank you. Thank you. Glenn. Lauren.

Lauren Romain: [00:41:44:10] I was just I agree with Glenn, but I also wanted to ask Mr. Strehlow because he's the one that sees these things all the time. Can he give his input on this? Because yes, we have outside views, but he has inside views.

Keith Byer: [00:42:00:11] Of Mr. Strehlow, would you? This seemed like something because I guess my recollection is that this was something from your inside view that you had you there was a belief that this was a valid that, that this would be a good change. So if you could just speak to that.

Ernie Strehlow: [00:42:23:22] I think Glenn is somewhat right there. You know, we pulled data to look at the quantitative statistics. And I think I shared that in a previous meeting and I didn't have the data didn't indicate what Glenn is, right. I mean, it didn't suggest that that there was any kind of bias to property managers being better than a than a homeowner. And, you know, even in the office, when you look at qualitative you know, we're filling out docents or, you know, there is some benefits from a property management standpoint because there is repetitiveness. It creates a better quality application, which is makes Katie's job easier. On the flip side data was suggested in many cases that homeowners that are a property managers of their own property could be more responsive. We've had it the opposite way, too. We've done appeals on a few recently where the property owners were they had to get property managers to help them because they, they weren't doing a very good job, and they were located far away. And so, so, you know, I can't really give you an answer. You know, that one is better than the other. I think that I've seen qualities on both. There are really good property managers up there. There's some not so good. There's really good owners up here, some not so good. I don't know if we can come to a conclusion that one's better than the other. I guess is what I'm saying.

Keith Byer: [00:43:57:13] I think we have three people leaning to the second paragraph considered and rejected. I would like the third paragraph to be removed just because we don't put logic in any of the other places okay. Can we move forward or does anybody want to have further discussions?

Lauren Romain: [00:44:17:19] Lauren Romain. For the record, I'm not sure I understand what you were.

Keith Byer: [00:44:22:01] We would only go forward with this slide with the second paragraph only that we considered and rejected both proposals. And delete the third paragraph. We didn't put our logic in any other place.

Lauren Romain: [00:44:39:08] Okay. And we take out there was no consensus on whether to correct this because there is a consensus.

Keith Byer: [00:44:44:02] Correct. Yeah.

Lauren Romain: [00:44:45:23] Okay. Yep.

Keith Byer: [00:44:46:27] Thank you. Okay. Moving forward to page 143. Local contacts require the local contact person to also promptly respond to any questions posed by a complainant. And three require the local contact information to be posted in a conspicuously conspicuous place near the entrance of the VHR. I don't remember discussing that before, but does anybody have objections to that recommendation?

Lauren Romain: [00:45:17:11] Question?

Keith Byer: [00:45:18:22] Yes.

Lauren Romain: [00:45:20:14] Just a question for you. Because as a VHR permit holder, I have the permit conspicuously placed near the entrance of the VHR, which has the parking spots, the emergency local contact, the property managers number, all those kinds of things. Is that does that justified? Or is that what's the word I want? Conform to this number three. Thank you.

Keith Byer: [00:45:51:10] That's the way I read it. Was that your intent?

Ernie Strehlow: [00:45:54:05] Yeah. I mean, so the idea of Lauren. I think we talked about it last meeting the idea is, is that with the sheriffs the sheriff deputy is trained when they go to the resident, when they knock on the door, they ask to see the permit and the information. And it's near the front door somewhere.

Lauren Romain: [00:46:14:17] So I guess I guess what I'm clarifying is, is that we don't go through everything that needs to be listed. And if we do require that you post a permit in a conspicuous place near the entrance of the theater, and in that is this information. So if you're so we're kind of double down on writing this because if we require them to post a the permit, then the permit has this information and that we should just require them to post the permit. It is my thought and thank you. I like number two and if you guys are happy with that, I'm happy.

Keith Byer: [00:46:48:07] I'm not happy.

AJ Hames: [00:46:50:21] Oh can I. Can I make a comment?

Keith Byer: [00:46:53:12] Yes.

AJ Hames: [00:46:54:01] Just before we get into that next topic. So I understood. I think Miss Romain brought this up at the last meeting. She didn't like the idea of I have to post my permit, I have to post my local contact, and I have to post my code of conduct all in the same location. So, for this code or for the local contact, we did not add any specific wording that would not require them to post it separately. But if you look at page 122 of the packet, you can see there is now some added language that the code of conduct only needs to be posted. To the extent it's not already included in the permit. So the idea there was to try to address Lauren's concern. If the code of if the permit includes anything on it, like the local contact or rule about daytime hours or a rule about trash. You don't need to repeat that information and post it a second time near the door. If it's on the permit, that's good enough. You've complied. Thank you.

Keith Byer: [00:48:00:18] Lauren, were you okay with that? That description from AJ.

Lauren Romain: [00:48:06:01] Yeah.

Keith Byer: [00:48:08:04], so, Lauren, I thought there could be, with proper intent, a misunderstanding of the current language, because I believe we intended to say the local contact person to also properly respond to the complainant about any questions posed by the complainant. So, in other words, the way this is, it doesn't say who you're responding to. Too. Is it inherent that responses to the person who said, or could you respond to the county? You know, to me, it was unclear whether you could respond to the county about questions posed by a complainant or whether you were supposed to respond to the complainant. Do you see my difference?

Lauren Romain: [00:48:51:28] Lauren Romain for the record, yes, I do, and I didn't read it that way, but now I do. So the problem is if we if we tell owners to contact the owners and deal and work with it, then we have to require the owners or the property managers to respond to that complainant within the normal or I mean, I you know, we have to respond to the county within an hour. We should respond to a complainant within an hour also. And so I see what you're saying, and I don't know if you can work out. Let me think about it.

Keith Byer: [00:49:21:29] Okay. So what I have just said is required local contact person to also promptly respond to a complainant regarding any questions posed by a complainant.

Lauren Romain: [00:49:34:11] Lauren Romain. For the record, I'm in favor.

Mickie Hempler: [00:49:41:26] Are we on 2 or 3?

Keith Byer: [00:49:43:03] Okay, we're on two.

Mickie Hempler: [00:49:44:16] I mean, are we commenting on both?

Keith Byer: [00:49:46:26] Yes. Go ahead. Both.

Mickie Hempler: [00:49:48:14] The only comment I have, and it's sort of silly, is the entrance of the VHR is where all of this stuff is posted. And I just what comes to mind is I have a neighbor across the street, and I hate anecdotes, but here I go who has a back door and a front door, and they have all of their permit information at the back door. So what, a person be vilified for having their information at the wrong door with this same entrance of the VHR.

Ernie Strehlow: [00:50:30:16] Ernie Strehlow for the record. I guess I guess the thinking was, is that there is an entrance? I don't know, is there is it normally. Are they going in the back door? Is that where the sheriff responds to? No, it would be nearest the normal door. I get it if it's by the front door and the sheriff knocks on the door, the sheriff is going to. It's going to be by the front door.

Mickie Hempler: [00:50:56:06] So it needs to be visible by the sheriff in the front.

Ernie Strehlow: [00:50:59:01] It needs to be by the most logical location where they knocked on the door. I don't know how to answer that. Like when somebody comes to my house, I have multiple doors, but there's usually a front door where people come through that's.

Keith Byer: [00:51:12:11] It's very difficult to legislate common sense, because what we're trying to get is where it's conspicuous. And sometimes you're going to go in the front door, sometimes you're never going to go in the front door because you're parked in the garage, you're going to go through the garage door.

Ernie Strehlow: [00:51:24:08] Is that what you mean?

Keith Byer: [00:51:25:18] And then sometimes, if you know, when you look at the total traffic, people who aren't leaving and coming are going to spend more time going out the back door. So I think we're trying we have a good purpose. It's trying to get the language.

Ernie Strehlow: [00:51:36:09] You know, Ernie Strehlow for the record, I guess I guess the intent is we're not we're not going to nail anybody, you know, for if the intent is there, you know, because, you know, we don't get a lot of code cases as it is, you know. So if

we if we get something like that and the sheriff didn't see it at the door, and we learned that it was at a different door, because that's where the normal entrance is for people renting the house. We're okay with that. I mean, it's just it's an unusual, but it happens. If that answers your question.

Mickie Hempler: [00:52:07:20] Yes, it does. Thank you.

Ernie Strehlow: [00:52:08:27] Common sense, I guess.

Mickie Hempler: [00:52:10:08] As long as we're using common sense, I'm fine with everything that says what you wrote on the complainant. And number.

Keith Byer: [00:52:17:04] Mr. Wolfson. Any comments about slide 143?

[00:52:37:26] We can hear you, Lauren. Glenn, are you there?

Glenn Wolfson: [00:52:42:16] I'm here.

Keith Byer: [00:52:43:04] Okay, did you have any comments about slide 143? 20.622, or are we good there?

Glenn Wolfson: [00:52:51:10] I'm not sure what the slide numbers are, but I was looking at the code of conduct on the, you know, the 156 page list, generally formalizing it. I think I told you last meeting. I mean, I'm not even really in favor of it, although it's true, there is already kind of a paradigm for a code because 97% of the guests don't need the. Code, and the other 10% aren't going to read it.

Keith Byer: [00:53:24:03] Yeah. Okay. So I think that was code of conduct. Yeah. So let's move over there. I think we reach consensus on that. So, Glenn, we now are at where you just spoke about slide 144 about the code of conduct for renters. so the current. So the VHR AB recommendation says consolidate all rental requirements into a new code and further, those requirements of the code of conduct. The code of conduct should be specific to each other, but certain minim requirements must be included within each code of conduct which we've talked about. The owner and the local license property manager must use best efforts to ensure renter and guest compliance. And

then we have page 145 that continues, let me go ahead and open it up to comments. So that's what we added.

Lauren Romain: [00:54:21:24] Lauren, wait for the record.

Keith Byer: [00:54:24:02] Yes. Go ahead. Lauren.

Lauren Romain: [00:54:32:07] Hey look, I, I understand the desire for a code of conduct. I understand that we're time compressed. My view of this right now is it is not ready for prime time, but I'm willing to work on things. What really struck me last night was this. What's missing in the polish of this code of conduct is the overlap. And just like just like AJ was saying, okay, daytime, nighttime occupancy is on the permit, quiet hours is on the permit. Parking limitations, I believe, is on the permit crash. I'm not sure whether it's there or not. So what? All I'm doing is thinking is, okay, we have to post the permit. The information that's on the permit should not be required again under a code of conduct. So if we can remove this because it's not really a code of conduct, what we're trying to get at is you can't be disorderly or lewd. You can't be. You can't smell. You can't my other comment here is it requires me, as a vacation owner to put in restrictions on the use of fire pits. I don't have a fire pit for my guests, and I don't want to water down. Or I don't want to have them read things that don't that aren't necessary. So I would say at the end of the restriction for use of fire pits, if applicable the safety inspection I think is I'm not sure about the safety inspection, but all I'm wondering is can the county go through and the things that are on listed on the permit. Remove those from the code of conduct because they're already posted at the front of the door, is my thought.

Keith Byer: [00:56:32:19] I'll go next. I feel strongly both ways. And, Lauren, the reason I would prefer it to be repeated in the code of conduct is if I'm a renter and I see the permit, I think that's between the county and the owner, and I'm not anything to do with it. So to me, the permit, I mean, I and I understand when you live and work in this, you know exactly what that permit has but I think we're more likely to get a renters attention with a short code of conduct but I do see your point, because when you have it two places, the chance of it ever getting out of sync is also there. I do fully like your, if applicable, all of these things ought to be, if applicable. You know, for example. Well, I guess it would also always be applicable, but yeah, anything that could not be

applicable I think you could leave out if it wasn't applicable, because I don't think you ought to be telling everybody. Haha. You don't have a fire pit and other people in Tahoe do you know, so I agree with you if applicable, but I guess I'd prefer it repeated because I think the target for the code of conduct is the renters, and the target for the permit is either the sheriff or the owner. But again, I'll listen to arguments to counter Glenn and Lauren, I'll come back to you on those Glenn or Mickie comments.

Glenn Wolfson: [00:57:58:07] , I'm against any formal code of conduct myself. I don't think it adds anything to the guest experience in a good way. Or the host. I just think it's more regulation that's not going to improve anything.

Keith Byer: [00:58:17:21] Thank you. Glenn.

Mickie Hempler: [00:58:21:21] Mickie Hempler. What you said.

Keith Byer: [00:58:25:26] Okay. All right. I think, again, just to point out this to me, this is a compromise I've thought the code of conduct should be fully voluntary. I thought the code of conduct should have things specific to that, and kind of the commonly applicable and not applicable thing. Expanding on that, but I've kind of been molded to the to the consensus here I think we ought to have a code of conduct. I do think we ought to repeat but, Lauren where are you? Can you live with repetition? Given the different audiences are, is that something that you know, you continue to believe it ought to be separate?

Lauren Romain: [00:59:09:29] You make a good argument. So I'll go into yes, I can handle duplication. However, in the code of conduct, is there any way in which we can move up the really important things, I think. Disorderly, lewd, and indecent behavior should go above trash pickup instructions, maybe even parking limitations so daytime nighttime hours, quiet hours prohibit a prohibition of disorderly, lewd no noxious odors. I think that should go up. Fire restrictions, if applicable, should probably go under there, then move trash. I mean, just the stuff that. Because once you start to lose a person, they're not going to. And I agree with Glenn, you've got 90% of the people who don't need to read it. And the 10% that don't. And so it's really important that we put the real important issues at the top. And I understand that you guys aren't specifying which order this stuff goes in, but I have to tell you, as a, as someone who's busy and I have

to do this, I'm going to go straight down those lists of one, two, three, four, whatever and and do it that way.

Keith Byer: [01:00:17:10], Lauren, did I understand you right? You would move five and six after two. So you'd have day and nighttime hours, quiet hours, lewd behavior, obnoxious odors, then park, then parking, then trash.

Lauren Romain: [01:00:32:18] Then nope. Nope. Then fire pits, if applicable, which I would in mine, I wouldn't have to put it in, but fire pits if applicable. And then parking and trash.

Keith Byer: [01:00:42:10] Okay.

Lauren Romain: [01:00:44:08] Because when we're talking about code of conduct, that's it. You know that. Okay. Thank you.

AJ Hames: [01:00:50:11] Mister Chair, can I make a comment?

Keith Byer: [01:00:52:04] Yes, Mr. Hames.

AJ Hames: [01:00:53:22] Just to reiterate, we already have a code of conduct in our code. We just don't call it a code of conduct. Yeah. And our code lists the code of conduct in three separate places. It says you have to post certain rules on your door. You have to post certain rules on your advertisements, and you have to post, sir. You have to provide a written copy of certain rules to your guests. So we already require all of this. It's just not labeled. And moreover, because we require it in three different places, there are some discrepancies. So the idea here is not to add regulation or beef up the code. It's actually to make it simpler. We're giving it a name. And then we're saying it's a single list now of things that you have to provide to your renters. You still have to provide a written copy. You have to post it on your ads. You have to post it by your front door. But now, instead of three separate lists of requirements, it's a single list of requirements, a single code of conduct. So that's where the idea came from. And I think just the way it's included in the code, the amount of red lines that it takes to incorporate that concept into code makes it seem like we're adding a lot of new requirements. But, you know, for instance, posting by the door, you already have to post

by the door. Your parking requirements. It already says that in code. And people generally don't because it's on the permit. And that's fine. So this isn't actually a big change in that regard. The biggest change is that it's called a code of conduct, whereas it wasn't before. And there are additions. And in the packet. That's why those were highlighted on the page.

Keith Byer: [01:02:42:23] 145.

AJ Hames: [01:02:43:20] 145 and 146. The changes are the lewd behavior, the obnoxious odors, and the fire pits. Those are the three kinds of new additions so that there is some beefing up, I guess, of the code of conduct in that regard. But the concept of a code of conduct is not new to our code.

Keith Byer: [01:03:06:27] Thank you. Thank you.

Lauren Romain: [01:03:11:21] Just a quick question. AJ, I thought, we also have to post a wildlife pamphlet. Is that not in code?

AJ Hames: [01:03:22:29] I don't believe. Oh, I don't know of a wildlife pamphlet.

Keith Byer: [01:03:30:18] I don't like don't feed bears. Is that what you're talking about?

Lauren Romain: [01:03:36:01] Yeah. I'm sorry. I thought I'm going to try and search code here real quick.

Keith Byer: [01:03:44:01] Okay.

AJ Hames: [01:03:44:21] Maybe that was in code. And it was mistakenly removed from the Code of conduct

Lauren Romain: [01:03:52:12] notification that the Lake Tahoe area is a bear habitat. Notification that renters should not feed the wildlife. And instructions regarding the operation of any bear box, so I guess that's where I see what you're saying, Mr. Hames, where you want to pull it all together. But I just wasn't sure if I didn't see that because I still had other requirements in my head.

AJ Hames: [01:04:17:10] I think that's a good comment, I don't know where were you looking for the bare requirements?

Lauren Romain: [01:04:22:16] It's, it's I can't see what number, but it's 11 G See, I'm doing it backwards. Oh yeah. 2620 2AC 11. What did I say?

AJ Hames: [01:04:43:28] Yes. It's on page 122 of the packet. There was a reference there to the bear habitat that I think was just an inadvertent omission that shouldn't have been removed. So that probably should go into the code of conduct because now I think it's just removed entirely from code, which was not intentional. That's a good find.

Keith Byer: [01:05:08:05] Okay, so I think we have a consensus that sounds like we will have a code of conduct. It is the accumulation of all of the things which will include bears, so we can take a scan through and look for anything that may have been inadvertently omitted and if the order, the order will be done based on importance. So we'll move up. We'll move up. Higher prohibition of disorderly conduct. We'll move up higher. A statement of the generate obnoxious noises. We'll move up fire pits, if applicable, and we'll also move up rules and regulations required by the director based on unique characteristics. Because I've got to assess if Ernie's requesting things, they're things that are commonly done. Is that is that good? Glenn, I know you still object to the code of conduct in general.

Glenn Wolfson: [01:06:03:08] To clarify, are you including this prohibition that any marijuana smoke is prohibited?

Keith Byer: [01:06:11:21] That is the current statement. I take that to mean you're against the inclusion of that.

Glenn Wolfson: [01:06:20:03] Yeah. I don't really want to insert myself in my guest's vacation. I mean, I have a smoke detector in case there's a fire or a gas leak. But we're going to require marijuana detectors now because the hosts are going to be in trouble with Mister Strehlow, if somebody outside decides that they might have smoked, smelled a marijuana cigarette, I'm like, this is just overreach. I mean, there's more problems from my non-renting neighbors getting drunk and their dogs barking all night

than I've ever had from anybody. I knew that smoked marijuana cigarettes. So are we going to have prohibitions against drinking and other things where people's behavior changes? I just I think it's a bad idea, and I certainly wouldn't be in favor of it.

Keith Byer: [01:07:16:24] Well, I'm a Baptist, so we don't want to talk about drinking. I'll, I'll have to lose a vote about putting it in here so just a quick statement, I do believe that the marijuana. Because, again, I think, you know, you're probably still in disagreement. But I do want to point out it is an obnoxious odor. So if you had a house that did not have close neighbors, they could smoke marijuana because the smoke isn't obnoxious, because there are no neighbors. So this would only be it is about obnoxious odors. And therefore if someone can't smell it wouldn't be a violation but let's go back on that, because I do think that we, we had some conversation Miss Romain we're going to move up, but currently it's number six, a statement that renters and guests may not generate obnoxious odors, including, but not limited to, marijuana smoke. Are you okay with that inclusion?

Lauren Romain: [01:08:13:23] Well, Lauren Romain, for the record. Oh, yeah, it's interesting how Glenn reads that. I didn't read it that way. But now if I do, the statement says that renters and guests may not generate obnoxious odors. Well, to whom couldn't it be? May not generate obnoxious odors to non-renters. And then that way you can make all the obnoxious whatever you want to within your group. But if it goes outside the group, then it's a problem, which is what you stated, which is what was my understanding.

Keith Byer: [01:08:47:11] Okay. We can have the county work on but so again, my logic was that we're not trying to limit anybody from doing anything. We're trying to limit someone from doing something at the detriment of the neighbors. It was about the you know, the neighbors. Not actually the people in the VHR. So we can ask the county to work on that.

Glenn Wolfson: [01:09:13:07] Marijuana has an obnoxious odor.

Lauren Romain: [01:09:18:00] That's the point?

Glenn Wolfson: [01:09:21:03] So it is including marijuana. So it's not subjective anymore. It's subjective. If somebody smokes marijuana, it's deemed an obnoxious odor. So that's the way it's written, and it's wrong.

Keith Byer: [01:09:36:26] Okay, Miss Hempler.

Mickie Hempler: [01:09:40:05] I'm just fine with number six.

Keith Byer: [01:09:42:19] I am as well. And Lauren, you are okay, subject to the clarification that the emphasis is on if it's obnoxious to the houses, the non-renters, not the house inside. Correct.

Lauren Romain: [01:09:56:06] Correct.

Keith Byer: [01:09:56:23] All right. Thank you. All right. We'll move forward to page 147. [01:10:00:00] Parking placards. The VHR AB considered whether to remove the requirement for VHRs within neighborhoods consisting of single-family residences. However, the VHR AB was unable to reach a consensus on the topic. I don't know if this was just a lack of time I, I thought we were. Well, let's just go around the room. Lauren, I believe you raised this issue. Are you in favor of changing the parking permits to remove the requirement within single-family homes? However, to retain it if there are shared resources shared parking in a multifamily residential unit.

Lauren Romain: [01:10:54:08] Lauren Romain for the record. So it was an interesting conversation when I met with Glenn, probably now a year and a half ago, where I realized the difference between single family and multifamily shared resource communities I brought this up because we very, we very rarely get an opportunity to, to it's hard to improve code on some of these things that are minor, but I think in some ways very impactful. I don't know that I personally have enough information to make this recommendation, because my fear would be is that we make this, we change it. And then something that was unforeseen, we made a worse decision then the decision to just leave it as is. However, in my conversations with people, every time I have an opportunity, I ask people. I try to find out whether and in what I understand is there are many places where it was like, yes, it would really be great to get rid of it because they have a driveway. There's no on street parking. And if they're going to park out in the

street, they aren't going to put a permit in there anyhow. So now you get people going on to people's driveways to look and see if there's a permit, because a permit is required. And I think it would be good. Unfortunately, I don't know that we have enough information to truly make a decision, and I wouldn't muddy the waters with this at all and just remove it completely if nobody else has a straight direction to go.

Keith Byer: [01:12:19:04] All right, so you're worried about unintended consequences?

Lauren Romain: [01:12:21:07] without the time to research it and do what we need to do it, but I do feel it's a good thing, but I can't say that I'm for sure.

Keith Byer: [01:12:31:13] Okay.

Mickie Hempler: [01:12:33:23] I think we're fixing something that's not broken.

Keith Byer: [01:12:38:20], I am okay. I'm probably in between you guys I. I am comfortable not addressing this issue right now. However, I do think at some point in time we should go through the entire code and look at all the requirements of VHRs and if any of them are not beneficial. If there's a if it's a burden that outweighs the benefit, we should consider removing it. Glenn, are you okay with just leaving parking as it stands now? I think that's where our consensus is.

Glenn Wolfson: [01:13:11:01] I don't see the need myself. Because I can tell you, unless you belong to a homeowner's association, which may have their own rules, which I would never argue with. A homeowner's association wants to do what they want in their neighborhood. This business about having people like myself who are basically there, not parking in public places or whatever, all it happens is you generate a lot of things that I wish people drive the cars away with the little things and they get reprinted. And then now you've limited Violation from 3 to 2 before Mr. Trailer's office can take your permit. And if somebody who apparently doesn't care about the code of conduct brings an extra car, even if it's parked in the garage, you're still getting a violation. So it's a violation not even to have a placard in the car. And some people who aren't going to obey the rules to wear that part certainly aren't going to care about the placard. But I've never had an issue of people driving off with them, and me having to print them continuously. I think in neighborhoods like my own. It makes no sense because it just

puts my permit at risk for no benefit to the county. So I think it should be removed. I think there are already parking limitations. So I think having a dashboard permit in addition to this is just another example of overreach.

Keith Byer: [01:14:41:24] Okay. So I think we have a consensus that we will take that issue up perhaps at a future date. Page 148. Violations and enforcement. This is a reorganization of the code without any change to the code. Section 050 is as follows. Authority of the director. Procedure for noticing violations, fines, and suspension of the penalties. Anybody got any concerns about this?

Lauren Romain: [01:15:08:20] None here.

Keith Byer: [01:15:11:04] Okay. Are you okay with page 148? None? Okay. Let's move forward to page 149. Clarification of fines. We've added the phrase or who held a valid permit, but the permit has been revoked, so it allows you to find people after their permit has been revoked. Is there any commentary on this change?

Lauren Romain: [01:15:48:23] Not with me.

Keith Byer: [01:15:50:01] No. Okay. All right. Moving on to page 150 probably not a unanimous. But the board before had a had a consensus that the board should be five people, two residents who are permit holders, three residents who are not permit holders. And we define resident person being who lives within a residential community where the permits are allowed Glenn, I thank you. Were against this originally you ought to be. I think at one time it was five permit holders. Or at least flip it is there anyone else that would be, . Is everyone else okay with this language?

Mickie Hempler: [01:16:42:00] I am.

Keith Byer: [01:16:43:23] Okay so I think we should take up moving. Yeah. Please go ahead. Glenn. Yeah. I couldn't hear you last time, so that's why I went past you. Go ahead. Go on record of the objection.

Glenn Wolfson: [01:16:57:05] And I think it should be three residents who are VHR permit holders and two are not. And my reasoning thing is because I think there's

already an existing bias against the rentals on the committee. And there's five commissioners who are also not directors, who have quite a bit of weight. So I think that would tilt things better for fairness.

Keith Byer: [01:17:24:13] Okay. Thank you.

Lauren Romain: [01:17:33:01]. Just a quick comment. I really don't think that we can lump people together for their thoughts and their beliefs based on whether they hold a VHR permit or not. I do believe that you can have VHR permit holders who truly believe that there should be a process, and maybe disagree with another VHR permit holder. I think it is important, though, that the residents who far outweigh the number of people having the permits are represented in equal amounts and measure, and I think that this is the best we're going to get, because we have to get five people to break a tie. And so thank you.

Keith Byer: [01:18:21:22] Thank you. All right. Let's take up the issue of the over 25 or under 26 Mr. Hames, would you do you have the reference quickly?

AJ Hames: [01:18:38:05] Yes. Section 040. If you look at page 98 of the packet, you can see it there. Currently, the owner is responsible for the following: ensuring that the buyer complies with all requirements. B obtaining the name, address and contact information for each renter is 25 years of age or older, so there's a requirement that the owner obtain the information of his renters to ensure that there are over 25 years of age, and then in D, the owner must also obtain formal written acknowledgment from all renters over the age of 25 that they're legally responsible for compliance of all occupants. So currently, our code requires that the owner of a VHR must verify that the renter is 25 and confirm with that renter they will be legally responsible for compliance with the code, which in short would be the code of conduct essentially.

Keith Byer: [01:19:50:00] So it's interesting just reading this completely cold, because I've had walking around knowledge that someone, the renter, had to be over 25, but that's not actually what this says, right? It just says, you know, if everybody is 21, you just don't have to obtain the name and address.

AJ Hames: [01:20:05:14] Well, there is another section that requires them to be over the age of 25.

Keith Byer: [01:20:09:13] Okay.

AJ Hames: [01:20:10:26] That's code three. Oh. Well, I'd have to look for it.

Keith Byer: [01:20:18:00] Sorry to say you get into this I and I thought that I was positive that was a requirement.

Lauren Romain: [01:20:25:18] Can I ask it?

Keith Byer: [01:20:26:20] Yes, please.

Lauren Romain: [01:20:27:07] So, same thing. Read again in five B contact information for each renter who is 25 years of age or older, and then in five D, obtain a formal written acknowledgment from all renters over the age of 25 that he or she is legally responsible. Shouldn't it be? We're basically and my understanding is you have to be 25 years or older and maybe I'm wrong, but I think the wording should be all the same. Is it 20? I think they have to be 25 years and older. Correct? Like B says.

AJ Hames: [01:21:07:00] Yeah. Mr. Chair, if I may. The requirement is that they have to be 25 years or older. So that and that requirement are on page 100. I don't know what section of code that is, but it's down at the very bottom of page 100. It's all vacation rentals. This is 13 shall comply with the following standards. And it's the first standard. The minimum age to rent a vacation home rental is 25 years, and then it includes that same requirement. Owners shall require a copy of the renter's driver's license as proof of eligibility to rent, and shall retain this information for two years.

Keith Byer: [01:21:45:23] Because my gut impression is, this would be a good place to insert the minimum age rental vacation rental is 25 years and the renter. I guess we didn't define that as a renter. What we do because it says renters' driver's license. The renter must be on site during the rental. We've had these issues. Where does that mean they have to stay at the property? You know, but I think this is a good place to put the

wording that the person who rents has to be. I don't know if it's the occupants. Yeah, it has to be the occupant.

AJ Hames: [01:22:21:08] Yeah. If, you want them to be present, they're already legally responsible for everything that goes on there. But if you want them to also be physically present, then I agree that this section 13 would be the logical place to add that requirement.

Keith Byer: [01:22:36:03] So let's stop there and see if we have a consensus. Is anyone against the renter who's over 25 must be present during the rental.

Glenn Wolfson: [01:22:49:11] I'm against it. I don't want to lump everyone together. Like, whether they're like Lauren should be permitted or not, there are plenty of 24-year-olds that I'd much rather rent my home to than 60-year-olds. And I can tell you that I've probably rarely rented to anybody under 35, partly because my home is expensive. But still, there are plenty of people who are under 25 that are responsible, and I think the blanket cutting them out of the ability to come to Tahoe and rent a private home as opposed to ten hotels, know it's wrong. It's like, I think it's wrong to use the permit and the leverage over people to tell them that they shouldn't be able to smoke marijuana cigarettes. I think we need to err on the side of less rigid rules. The homeowner who screens the renters is better able to determine whether they want to rent to somebody, whether they're 24 or 64. And I, for a while, I probably turned down 80% of people that wanted to rent my home, and it wasn't on the basis of age. There are plenty of people having a bachelor party that are 35 that I wouldn't rent to.

Keith Byer: [01:24:11:08] Okay.

Glenn Wolfson: [01:24:12:11] So I'm not in favor of any age discrimination.

Keith Byer: [01:24:15:10] Okay, so Glenn is in favor of removing the 25-year-old requirement to rent. Does anyone else agree with that?

Lauren Romain: [01:24:28:01] Okay. I think just like insurance companies that they that this is a completely understandable thing when we're trying to get people to follow a code of conduct and there is a sense of maturity. But yes, I have met immature 30-year-

olds and I've met mature 19-year-olds. So I understand that. I think at some point we need to make something. I just want to make sure that the language is clear. It is 25 years and older. And I do agree that the owner there, that 25-year-old person taking the responsibility should be an occupant at the hour, not a not on site, but an occupant during the rental period.

Mickie Hempler: [01:25:12:20] I don't think you can rent a car unless you're 25 years old, so I don't think that there's anything wrong with this verbiage. I don't have a problem with adding that the person should be an occupant.

Keith Byer: [01:25:29:10] I'm there as well. And I note that the rental car companies have a reason for that, that it is about people's actions, people under 25, statistically do act differently than people over 25, so I agree with that as well. Okay. So I think we have a consensus there. My question is whether it comes back almost to the permits about burden. Are people really getting the IDs of every person in the unit? Over 25. That's currently. It's currently required.

Lauren Romain: [01:26:09:21] Are you asking me if they are?

Keith Byer: [01:26:12:15] No, I was just asking a question. Out into the VHR is that so? Is that common? And do we believe that's required? Because I read this that you're going to have the way I read it. Every renter over 25 has to sign something that they understand they're liable.

Lauren Romain: [01:26:38:18] It feels like you're talking to me, but my understanding is. And I have a property manager, so I don't really know, but they rent, they have to prove that they are 25 years or older with an ID. And that person, I guess, signed. What? What the code requires is that they prove that they are 25 years or older. And you have to hold on to that proof for two years. So I would say that people who are renting are doing that. So you find otherwise.

Keith Byer: [01:27:09:17] Yeah. Well, I guess the way I read it, if I rent a voucher, then your agent would get my driver's license. My wife, who's also going to be there, would also have to get her driver's license. My daughter, who's 30, would also have to get her driver's license. And my son, who's 25.

AJ Hames: [01:27:32:04] Mr. Chair, I think our code is relatively consistent. Maybe not 100% consistently. But it refers to it distinguishes between renters and guests, so I think on this one, where it's only requiring the renters' identification, I think that is intended to refer only to the person renting, not to their guests, who may also be over the age of 25.

Keith Byer: [01:28:00:05] Okay. Thank you. Okay. So given that I'm okay. All right. Are there any other comments?

Lauren Romain: [01:28:12:11] So do you need a motion that we accept this? So it's a recommendation?

Keith Byer: [01:28:15:27] Yes. Correct and well, it's just part of everything we discussed. It's going to be one motion. Then we're going to open it up to public comment before we vote. Yes. And so we're taking out anything about consensus. This was the recommendation of the board, as we've always done in the past. And that these were the recommendations based on what we discussed. But I just want to open it up for anything else anybody wants to talk about before that motion. Okay. Can I have a motion?

Glenn Wolfson: [01:28:51:05] Can I make a comment on the motion 25 and less? So the reason for that has to do with one specific activity, driving, not their behavior as you stated. It's driving. And they have statistics and actual evidence to back up. Something like a third of people getting their license within the first three years will have an accident. That's the basis of their judgment. It has nothing to do with strictly just age and behavior. So your bias includes that of vacation rentals, which is not analogous. People can certainly rent a home for the first time without being expected to throw a wild, crazy party because they're 18. Like, they can be expected to have a car accident in the first three years of their license. So that's the evidence. So we don't want to have a cognitive bias, and maybe you're going to go ahead and vote that people who are 24 are just not responsible. But I don't agree. And I think the board should remove the age requirement.

PUBLIC COMMENT

Keith Byer: [01:29:59:21] Okay. Thank you, Glenn. Let's go. We will take public comment before we go to a motion the same rules as before. If you have public comment, please approach the podium, write your name down, and then state your name, and we'll get you started on your three minutes. Good, I was concerned.

Mary Martin: [01:30:31:04] Hello, my name is Mary Martin. I found this whole conversation about what's considered "noxious" to be pretty hilarious. First of all, who gets to define what's noxious? For example, I'm sitting on my front porch and I smell smoke—most likely marijuana. Just the other day, I was walking at Regan Beach with my son and said, "Wow, it smells like a skunk here." My son corrected me and said it was marijuana. So who's to say what's a skunk and what's marijuana? Second, I personally find cigarette smoke noxious. So here's a question: if I'm renting a vacation home and sitting on the porch, and my neighbor—who owns their home—is out on their own porch smoking, can I complain to Vrba that their smoke is noxious to me? It seems ridiculous, because what bothers me might not bother them. And again, what if the neighbor is smoking marijuana? Who am I supposed to complain to? The police? It's legal in this state. The whole thing just feels like an extreme overreach. For the record, I don't smoke cigarettes or marijuana. I just think these rules and conversations about "noxious" smells are unnecessary and, honestly, kind of stupid.

Keith Byer: [01:32:02:08] Thank you. Other comments. There are none. Any further discussion from the board or a motion?

MOTION TO ACCEPT THE CHANGES

Mickie Hempler: [01:32:17:14] I would make a motion if I knew exactly what to say. I move that we accept the changes in the consensus that we came to in the board packet of slides, pages 131 through 150.

Keith Byer: [01:32:45:14] Do I have a second?

Lauren Romain: [01:32:48:15] Second.

Keith Byer: [01:32:50:01] All those in favor?

Keith Byer: [01:32:53:29] All those opposed?

Glenn Wolfson: [01:32:55:24] I could not hear the motion.

Keith Byer: [01:32:58:23], the motion was that we move forward with the approval of all the, the consensus that we reached on each slide, and that, Ernie, you know, would move forward with those, so that was the motion.

Glenn Wolfson: [01:33:15:24] Thank you. I'll vote nay.

Keith Byer: [01:33:17:16] Okay. 3 to 1. The motion passes.

RESULT:	APPROVED [3-1]
MOVER:	MICKIE HEMPLER
SECONDER:	LAUREN ROMAIN

CLOSING PUBLIC COMMENT

Now is the time for closing public comment. So any of those who would like a closing comment, if you could approach the podium, state your name, it'll be the same method where you'll have three minutes. Any closing comment? There being none, is there a motion to adjourn?

Mickie Hempler: I motion to adjourn.

Keith Byer: A motion from Mickie. Do I have a second?

Lauren Romain: [01:33:50:20] Second.

Keith Byer: [01:33:51:14] Second from Lauren. All those in favor? Okay. Unanimous. Okay. Thank you very much. We're adjourned.

ADJOURNMENT

Respectfully submitted:

By:_____

Keith Byer, Chair

By:_____

Katie Etchegoyhen

Development Coordinator

DRAFT

VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM COVER PAGE

MEETING DATE: September 24, 2025

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For Possible Action: Discussion on an appeal filed by the 342 Maryanne LLC (Todd Lesser), owner of 342 Maryanne Dr., Zephyr Cove, NV 89448 (APN: 1319-18-413-003), VHR Permit DSTR1374P, contesting the revocation of the VHR permit. Code Enforcement Case Number 2025-CE-CASE-VHR-0003. (Ernie Strehlow)

RECOMMENDED MOTION:

The Advisory Board must first:

- (1) Find that appellant 342 Maryanne LLC has standing to bring an appeal and is aggrieved by the revocation of their VHR permit and/or the imposition of two \$2,500 fines; or
- (2) Find that appellant 342 Maryanne LLC does not have standing to bring an appeal and/or was not aggrieved by the revocation of their VHR permit and/or the imposition of two \$2,500 fines.

If 342 Maryanne LLC has standing to appeal, the Advisory Board should then:

- (1) Affirm the decision of the County, upholding the revocation of the VHR Permit and the two \$2,500 fines.
- (2) Modify the decision of the County with regard to either the revocation of the VHR Permit or the two \$2,500 fines, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate; or
- (3) Rescind the decision of the County, overturning the revocation of the VHR Permit and/or the two \$2,500 fines.

FINANCIAL IMPACT:

\$2,500 per year (future renewal fees/year) to the County, plus transient occupancy tax payments; and \$5,000 in fines, depending on the outcome of the VHR Advisory Board's decision.

BACKGROUND:

The Property in question is a single-family residence located at 342 Maryanne Drive, Stateline, NV, within the Kingsbury Village #5 subdivision, the Kingsbury GID, and the Kingsbury Village residential

community. It is approximately one-half acre in size and consists of a one single-family residence, approximately 3,352 square feet in size. The properties surrounding t342 Maryanne Drive range from .35 acres to .58 acres and are developed as a suburban neighborhood. The Property has been owned by Todd Lesser since November 2002 (converted to a Trust December 2011).

The Property has been a permitted VHR under current ownership since August 2005. The VHR has approval for seven bedrooms, six parking spots and a maximum overnight occupancy of 10.

On August 17, 2024, Code Enforcement received a complaint regarding noise at the Property. Code Enforcement Officers attempted to contact the Todd Lesser, who was listed as both the Owner and Local Contact for the Property. Mr. Lesser was not responsive. On August 22, 2024, Code Enforcement issued a Notice of Violation and assessed a \$2,500 fine. Mr. Lesser did not appeal the fine.

On Saturday July 12, 2025, Host Compliance received two noise complaints regarding the Property. The first came from Lisa Hurtis at 8:54 pm, and the second came from Jim McIntire at 9:49 p.m. At 9:50 p.m., Douglas County Code Enforcement Officer Michael Felton arrived on site and heard noise from the Property. The noise was audible from the street and the neighboring properties. Officer Felton also observed a number of guests on the back deck.

At 10:02 p.m., Officer Felton placed a call to the Owner and Local Contact, Mr. Lesser. Mr. Lesser did not respond, so Officer Felton left a voice message. At 10:05 p.m., Officer Felton also followed up with a text message. Neither the call nor text message were answered or returned. Two guests on site approached and spoke to Officer Felton. They confirmed they had not received a call or notification from the Owner about noise, but they agreed to quiet down and bring guests inside.

On Sunday July 13, 2025, at 9:45 a.m., Mr. Lesser returned the call from the previous night.

On July 30, 2025, Douglas County VHR/Code Enforcement issued a Notice of Violation, Assessment of Civil Penalties and Notice of Revocation to Mr. Lesser. The fines assessed amounted to \$5,000: \$2,500 for the noise violation, and \$2,500 for the failure to respond to an incident in a timely manner. The VHR Permit was also revoked. This was based on there being two confirmed VHR violations in a 12-month period - the first in August of 2024, and the second in July of 2025.

On August 12, 2025, Mr. Lesser timely filed this appeal. However, he did not submit the information and documentation required by DCC 20.622.060(B). Specifically, he did not submit "a statement setting forth in detail the reasons the person contest the notice of violation of adverse decision." DCC 20.622.060(B)(3)(d). He also failed to "state the basis for his appeal" or identify the scope of the appeal, as required by DCC 20.622.060(B)(3)(e) and (B)(5).

ATTACHMENTS:

[Binder1.pdf](#)



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

TEL 775-782-6214 / FAX 775-782-6297

email: codeenf@douglasnv.us

website: www.douglascountynv.gov

Code Enforcement Division
Vacation Home Rental Division

STAFF REPORT AND ACCOUNT

Date: September 24, 2025
To: Vacation Home Rental Advisory Board
From: Douglas County Code Enforcement
Subject: Report regarding violations and permit revocation of the VHR permit DSTR1347 at 342 Maryanne Drive, Stateline, NV (APN 1319-18-413-003).

I. PURPOSE

This Report and Account sets forth the details of violations that resulted in the issuance of a Notice of Violation, fines, revocation, and the subsequent appeal of the findings of the VHR permit DSTR1347 at 342 Maryanne Drive, Stateline, NV (APN 1319-18-413-003) (the "Property") pursuant to Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance") and Section 20.622.050(I) and 20.622.050(N).

II. RECOMMENDATION

The Advisory Board must first:

1. Find that the appellant, Todd Lesser of 342 Maryanne LLC, have standing to bring an appeal and is aggrieved by the violations, fines, and revocation of the VHR permit; or
2. Find that appellant, Todd Lesser of 342 Maryanne LLC, does not have standing to bring an appeal and/or was not aggrieved by the violations and fines of the VHR permit.

If Mr. Lesser / 342 Maryanne LLC have standing to appeal, the Advisory Board should then:

1. Affirm the decision of the County, upholding the violations and fines.
2. Affirm the decision of the County, upholding the revocation of the VHR Permit.
3. Modify the decision of the County regarding the violations and fines, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate.
4. Modify the decision of the County regarding the revocation of the VHR Permit, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate; or
5. Rescind the decision of the County, overturning the violations, fines, and revocation of the VHR Permit.

III. BACKGROUND

The Property

The Property in question is a single-family residence located within the Kingsbury Village #5 subdivision and the Kingsbury GID within the Kingsbury Village neighborhood. It is approximately one-half acre in size and consists of one single family residence, approximately 3,352 square feet in size. The Property is owned by Todd Lesser / 342 Maryanne LLC since November 2002 and is a permitted VHR under current ownership since August 2005. The VHR has approval for seven bedrooms, six parking spaces and a maximum overnight occupancy of 10. **(Exhibit A)** The properties surrounding this VHR range from .35 acres to .58 acres and are developed as a suburban neighborhood including the complainant property at 332 Maryanne Drive owned by a Trust since December 2011.

Visual Aid



Timeline

11/12/02 – Property at 342 Maryanne Dr (VHR House) acquired by Todd Lesser.

08/26/05- VHR permit approved.

09/08/23 – Douglas County Sheriff Office (DCSO) receives a noise complaint at 11:45 p.m. Upon
MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

arrival, deputies note lights on at the house, but no occupants or noise. No violation.

08/17/24 – Host compliance contacted by Mr. McIntire at 12:41 a.m. regarding a noise complaint at the property. Douglas County Code Enforcement attempts to reach the emergency/local contact for the VHR (Mr. Lesser self manages the property) but does not receive a response as required by code. A violation and \$2,500 fine are assessed for failure to respond in a timely manner. **(Exhibit B)**

7/12/25 – Host compliance receives noise complaints from Ms. Hurtis at 8:54 pm and Mr. McIntire at 9:49 p.m. regarding noise from the property. Douglas County Code Enforcement officer arrives on site at 9:50 p.m. and hears noise from the property audible from the street and neighboring properties and observes a number of guests on the back deck. Code Enforcement places a call to Mr. Lesser as the emergency contact of record on the permit at 10:02 p.m. and leaves a voicemail message. Code Enforcement follows up with a text message at 10:05 p.m. The call and text message were not answered or returned. Two guests on site approach and speak to code enforcement and confirm they had not received a call or notification from the owner about noise and agree to quiet down and bring guests inside. **(Exhibit C)**

7/13/25 – Mr. Lesser returns call from previous night at 9:45 a.m.

7/14/25 – Mr. McIntire submits audio recording from night of incident and a voicemail to him from Mr. Lesser to Douglas County Code Enforcement. **(Exhibit D)**

7/30/25 - Douglas County VHR/Code Enforcement issues Notice of Violation, Assessment of Civil Penalties of \$5,000 (\$2,500 per violation) and notice of revocation to 342 Maryanne Dr owner for a noise violation, failure to respond to an incident in a timely manner and two confirmed VHR violations in a 12-month period. **(Exhibit E)**

08/12/25 - Appeal received. **(Exhibit F)**

IV. DISCUSSION OF CODE VIOLATIONS

Pursuant to Douglas County Code Section 20.622.040.C.6 & 8 the VHR owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, or violate provisions of VHR code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

In addition, pursuant to Douglas County Code Section 20.622.040, each owner of a VHR must designate a local contact person who has access and authority to take remedial measures and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation, or any disturbance requiring immediate remedy and resolve the situation within one (1) hour.

Furthermore, pursuant to Douglas County Code Section 20.622.050.O, if any owner commits two substantiated violations of this chapter within twelve months, this shall result in the suspension of the owner's VHR permit.

After reviewing the facts and submitted evidence including the report testimony of responding deputies and the late hour of the noise disturbance, Douglas County finds that the VHR at the property was in violation of:

A. 20.622.040.C Operational Requirements.

All permits issued pursuant to this chapter are subject to the following standard conditions:

6. The VHR owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances or violate provisions of VHR code.

B. 20.622.020 Definitions.

D. “Local contact person” and/or “local contact” means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any other provision of this code, or any disturbance requiring immediate remedy or abatement.

C. 20.622.040 Operational Requirements.

A. 2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person’s phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

D. 20.622.050(C)(2) Other Violations:

A civil penalty of up to \$2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to \$2,500 per day until the violation is corrected, to a maximum fine of \$20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

D. 20.622.010(B)(8) and 20.622.050(I) Violations and Enforcement.

Douglas County has the discretion to determine whether a VHR permit should be granted, revoked, or denied. When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked.

E. 20.622.050(O) Violations and Enforcement.

If any owner commits two substantiated violations of this chapter within twelve months, this shall result in the suspension of the owner’s VHR permit.

V. CONCLUSION

The staff has reviewed the submitted appeal, all exhibits, and communications from the appellant and recommends denial of the appeal based on the facts presented herein and the accompanying staff report and exhibits.

Exhibit A

Exhibit A – VHR Permit



Douglas County Community Development Annual Vacation Home Rental Permit

(Owner is responsible to renew prior to the expiration date. There is no grace period)

Permit No:	DSTR1374P	VHR Tier:	2
Date Permit Issued:	11/26/2024	Date Permit Expires:	11/30/2025
No. of Bedrooms:	7	Max NighttimeOccupancy:	10
Approved Parking Spaces:	6	Max DaytimeOccupancy:	20

VHR Property APN: **1319-18-413-003**
VHR Property Address: **342 MARYANNE DR**
Property Owner's Name: **342 MARYANNE LLC**
24-Hour Emergency/Local Contact Name: **TODD LESSER**
Managing Agency:

Owner's Phone #:
Local Contact's #: **(775) 749-8771**
Agency Contact #:

Parking Info: All Parked vehicles must have a parking pass and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date. There is no grace period.

Advertisements: All advertising for the vacation home rental must include the: a. Permit number; b. Maximum daytime and nighttime occupancy; c. Notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited; d. Maximum number of allowed vehicles; e. Notice that renters will be issued parking placards which they and their guests must display on the driver's side dashboard of their vehicles, that renters and their guests will be required to park only in designated parking areas, and that failure to park in designated parking areas and/or display the parking placards may result in a citation and fine of \$500; and f. Quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced.

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE: (775) 783-6027 IN CASE OF EMERGENCY CALL 911



Douglas County VHR Division

For Inquiries regarding this certificate, contact the VHR desk at (775) 782-6200 option #5 or vhr@douglasnv.us
Posted certificate must be visible in the unit for inspection by Douglas County Code Enforcement Office or Sheriff.

Exhibit B

Exhibit B – Previous (Aug. 2024) violation



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

775-782-6244
FAX: 775-782-6297
Email: codeenf@douglasnv.us
website: www.douglascountynv.gov

Building Department
Engineering Department
Planning Department
Code Enforcement

NOTICE OF VIOLATION and ASSESSMENT OF CIVIL PENALTY

Code Enforcement Case No. 24-000320

August 22, 2024

342 Maryanne LLC
C/O Todd Lesser
4008 Taylor St
San Diego, CA 92110

Dear Mr. Lesser

Staff has determined that you are violating provisions of the Douglas County Code as set forth below. **Please immediately take the necessary steps to remedy the violation described below.**

- I. **VIOLATION TYPE:** No response from local contact.
- II. **DATE OF INSPECTION:** August 17, 2024
- III. **LOCATION OF INSPECTION:** 342 Maryanne Dr Zephyr Cove, NV 89448
APN: 1319-18-413-003
- IV. **CODE SECTION(S) YOU HAVE VIOLATED:**

A. 20.622.020 Definitions.

D. "Local contact person" and/or "local contact" means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any other provision of this code, or any disturbance requiring immediate remedy or abatement.

B. 20.622.040 Operational Requirements.

A. 2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes, and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

V. SUMMARY OF THE VIOLATIONS:

Your home located on the parcel specified, received a noise complaint on August 17, 2024. An attempt was made to reach the local contact, our office did not receive a response as required per 20.622.020 and 20.622.040, you are hereby being fined \$2,5000 for the unlawful conduct.

VI. PLEASE REMEDIATE THE FOLLOWING:

1. Immediately update your local contact to a designated individual who will be able to respond in a timely manner, per code.
2. Pay the fine in the manner noted below.

VII. GENERAL INFORMATION APPLICABLE TO YOUR CASE.

The Douglas County Code is available for your review online at: <https://dcnvda.org/CountyCodes.aspx>.

20.622.050 (C). Other Violations. A civil penalty of up to \$2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to \$2,500 per day until the violation is corrected, to a maximum fine of \$20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

Please note that pursuant to Section 20.691.320, in addition to the fine specified above, after thirty (30) days you will be charged a Fifty Dollar (\$50) monthly enforcement fee until such time as you come into compliance with the Code to the satisfaction of the County. There is no cap on the monthly enforcement fee. Moreover, any payment of the monthly enforcement fee that is more than thirty (30) days past due will be considered delinquent and subject to an additional penalty of One Hundred Dollars (\$100) for every delinquent monthly payment. All fees specified hereunder are required to be paid in full prior to the issuance of any permits required for the construction, demolition, alteration or repair of any structure of the property.

Also please be aware that per Section 20.691.280, any unpaid civil penalties or abatement expenses may constitute a special assessment on the property provided certain conditions are met. Furthermore, under 20.34.030, as well as Douglas Count Code Section 1.08.010(A), and in addition to any other civil remedies provided for under Chapter 20.622, any person who violates any provisions of the Douglas County Code is guilty of a misdemeanor and each and every day of such violation constitutes a separate offense.

I. PAYMENT.

Payment in full of the total amount due must be made by delivering payment within 30 days either in person or via mail as noted below: in addition you may call in a credit card payment:

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

In person:

Douglas County Community Development,
2nd Floor, 1594 Esmeralda Ave,
Minden, NV 89432

Or Online:

<https://aca-prod.accela.com/ONE/Welcome.aspx>

Or sent via mail to:

Douglas County Code Enforcement
PO BOX 218
Minden, NV 89423

Please include any invoice(s). Make checks payable to Douglas County. Credit cards can be taken in person or online; however a transaction fee will apply.

II. APPEAL.

Pursuant to Section 20.22.060(B)(3), you have the right to appeal the findings in the Notice and Order to the Vacation Home Rental Advisory Board. A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

- a. Be submitted in writing;
- b. Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;
- c. Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;
- d. Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and
- e. State the basis for appeal, as described in section 20.622.060(B)(5) below.

Note: per Section 20.622.060(B)(4), a party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

If the violations persist, our office may refer this matter to the Douglas County District Attorney's Office for criminal prosecution as provided by Section 20.310(A). Please note that under the Douglas County Code each day of any such violation constitutes a separate offense.

If you wish to discuss the matter please email at codeenf@douglasnv.us or via phone at: 775-782-6214.

Respectfully,



J. Jacobson-Gentry

Code Enforcement Officer

Community Development, Douglas County

Attached Invoice #91416



DOUGLAS COUNTY COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue
Minden, Nevada 89423
www.douglascountynv.gov

INVOICE

Invoice Number: 91416

Invoiced Date: 08/22/2024

Status: Active

Print Date: 08/22/2024

Property Address: 342 - 342 MARYANNE DR

Record Number: DSTR1374P

Record Type: Short Term Rental Permit

Description:

TODD LESSER
342 MARYANNE DRIVE
STATELINE NV, 89449

Fee Item Code	Fee Description	Invoiced Amount	Paid Amount	Balance Due
P091	Code Enforcement Fee <i>Notes: 20.622.040.</i>	\$2,500.00	\$0.00	\$2,500.00

TOTAL INVOICED AMOUNT: \$2,500.00

TOTAL PAID AMOUNT: \$0.00

TOTAL BALANCE DUE: \$2,500.00

101-000-341-511: \$2,500.00

TOTAL INVOICED AMOUNT: \$2,500.00

THIS IS AN INVOICE ONLY AND IS NOT A RECEIPT FOR PAYMENT UNTIL VALIDATED

Exhibit C

Exhibit C – First complaint record
Second complaint record
Call log to owner
Text log to owner



Edit



Todd Lesser


message


mobile


video


mail


pay

July 12, 2025

10:02 PM **Outgoing Call**
1 minute



Contact Photo & Poster

mobile **RECENT**
[\(775\) 749-8771](tel:(775)749-8771)

From: no-reply@mg.hostcompliance.com on behalf of [Host Compliance](#)
To: [Inbox - Vacation Home Rentals](#); hcsystems@granicus.com
Subject: New Short-term Rental hotline call received regarding 342 Maryanne Dr , Stateline, Nevada
Date: Saturday, July 12, 2025 8:54:20 PM

logo



You got a new Short-term Rental Hotline call!

This is the 1st report for this address.

We wanted to let you know that we just received a new call on the Short-term Rental Hotline. You'll find the details below.

[Listen to call recording](#)

Call Details

Call ID

22a71bce180e4277bcb5c3103d99b965

Call Time 12/07/2025 08:54:11 PM
(America/Los_Angeles)

Caller Name Lisa Hurtis

Caller's Callback # 9162143475

Property's Contact Person Called
None

Property's Contact Person's # None

Reported Issue Details

Reported Address 342 Maryanne Dr ,
Stateline, Nevada

Reported Issue Details Nuisance at a
Short-term Rental: loud party: Caller
stated that they are having a party and
she is 4 houses away and she can
hear them yelling and laughing.

Permit/Registration # None

Please check the hotline listing, evidence may have been uploaded for the
Tip/Complaint.

From: no-reply@mg.hostcompliance.com on behalf of [Host Compliance](#)
To: [Inbox - Vacation Home Rentals](#); hcsystems@granicus.com
Subject: New Short-term Rental hotline call received regarding 342 Mary Anne Drive , Stateline, Nevada
Date: Saturday, July 12, 2025 9:49:10 PM

logo



You got a new Short-term Rental Hotline call!

This is the 2nd report for this address.

We wanted to let you know that we just received a new call on the Short-term Rental Hotline. You'll find the details below.

[Listen to call recording](#)

Call Details

Call ID

dbcb26f239524866ac2a4bfdf4402293

Call Time 12/07/2025 09:49:02 PM
(America/Los_Angeles)

Caller Name Jim McIntyre

Caller's Callback # 7755889578

Property's Contact Person Called
None

Property's Contact Person's # None

Reported Issue Details

Reported Address 342 Mary Anne Drive , Stateline, Nevada

Reported Issue Details Nuisance at a Short-term Rental: loud party: Calling about extreme noise on the deck with more than 15 people.

Permit/Registration # None

Please check the hotline listing, evidence may have been uploaded for the Tip/Complaint.

4:40



Todd >

Text Message
Sat, Jul 12 at 10:05 PM

Douglas County code
enforcement
Re: 342 Maryanne VHR noise
complaint

Contact this number

Exhibit D

Exhibit D – Time stamp of incident audio

Time stamp of voicemail

Complainant submitted audio

(supplemental to be played)

Complainant submitted voicemail

(supplemental to be played)

Exhibit E

Exhibit E – Notice of Violation, fines &
revocation



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

TEL 775-782-6214 / FAX 775-782-6297

email: codeenf@douglasnv.us

website: www.douglascountynv.gov

Code Enforcement Division
Vacation Home Rental Division

July 30, 2025

342 Maryanne LLC
c/o Todd Lesser
4008 Taylor St
San Diego, CA 92210

NOTICE OF VIOLATION, ASSESSMENT OF CIVIL PENALTY, AND REVOCATION OF VHR PERMIT

CODE ENFORCEMENT CASE NO. 2025-CE-CASE-VHR-0003

Douglas County has determined that you have violated the Lake Tahoe Vacation Home Rental Ordinance, Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance"). Pursuant to DCC 20.622.050(1), penalties have been assessed and your VHR permit DSTR1374 for 342 Maryanne Dr, Zephyr Cove, NV, 89448, is hereby REVOKED.

EXPLANATION

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(8)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked. DCC 20.622.050(1).

Douglas County has determined that you violated the following provisions of the VHR Ordinance:

DCC 20.622.040(C) 6. All permits issued pursuant to this chapter are subject to the following standard conditions:

6. The owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

Specifically:

On July 12, 2025, two noise complaints were received via the Douglas County Code Enforcement VHR Hotline. When responding to the complaint, the responding Douglas County Code

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Enforcement officer confirmed noise from the occupied VHR audible from the public street and neighboring properties at 9:50 p.m., a violation of nighttime, quiet hours.

DCC 20.622.020 Definitions:

D. "Local contact person" and/or "local contact" means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any other provision of this code, or any disturbance requiring immediate remedy or abatement.

DCC 20.622.040 Operational Requirements:

A.2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall report the complaint, violation, or disturbance, or resolution of the situation shall be considered a violation of this chapter.

Specifically:

After arrival and confirmation of the noise disturbance, the responding officer placed a call and voicemail message at 10:02 p.m. and a follow up text message at 10:05 p.m. notifying you, the owner/manager of the VHR, of the disturbance. The call and text message was not answered or returned in a timely manner as required by code. A return call was not received until 9:45 a.m. on July 13, 2025.

DCC 20.622.050 (C & O) Violations and Enforcement

C. A civil penalty of up to \$2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to \$2,500 per day until the violation is corrected, to a maximum fine of \$20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

O. If any owner commits two substantiated violations of this chapter within a twelve-month period, this shall result in the suspension or revocation of the owner's VHR permit.

Specifically:

Douglas County Code Enforcement issued a Notice of Violation and Assessment of Civil Penalty for violation of the same conditions on August 22, 2024 (Case No. 24-000320). The previous violation, combined with the above-mentioned violations establish two confirmed VHR violations in a twelve-month period, resulting in revocation of the owner's VHR permit.

Based on the forgoing multiple violations, Douglas County has assessed fines of \$5,000 (two violations at \$2,500 per violation) and, as a result, has revoked your VHR permit for the Property effective immediately. Please pay your fine within the proscribed period and cease all further operation, marketing, or advertising of the Property as a VHR. The continued operation, marketing, or advertising of the Property as a VHR shall constitute further violation of the VHR Ordinance and will result in civil penalties of up to \$20,000 being imposed against you. DCC 20.622.050(C).

You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Please note that pursuant to Section 20.691.320, in addition to the fines specified above, after thirty (30) days you will be charged a Fifty Dollar (\$50) monthly enforcement fee until such time as you come into compliance with the Code to the satisfaction of the County. There is no cap on the monthly enforcement fee. Moreover, any payment of the monthly enforcement fee that is more than thirty (30) days past due will be considered delinquent and subject to an additional penalty of One Hundred Dollars (\$100) for every delinquent monthly payment. All fees specified hereunder are required to be paid in full prior to the issuance of any permits required for the construction, demolition, alteration or repair of any structure of the property.

Also, please be aware that per Section 20.691.280, any unpaid civil penalties or abatement expenses may constitute a special assessment on the property provided certain conditions are met. Furthermore, under 20.34.030, as well as Douglas County Code Section 1.08.010(A), and in addition to any other civil remedies provided for under Chapter 20.622, any person who violates any provisions of the Douglas County Code is guilty of a misdemeanor and each and every day of such violation constitutes a separate offense.

Pursuant to Section 20.22.060(B)(3), you have the right to appeal the findings in the Notice and Order to the Vacation Home Rental Advisory Board. A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

- a. Be submitted in writing;
- b. Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;
- c. Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;
- d. Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and
- e. State the basis for appeal, as described in section 20.622.060(B)(5) below.

Note: per Section 20.622.060(B)(4), a party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

If the violations persist, our office may refer this matter to the Douglas County District Attorney's Office for criminal prosecution as provided by Section 20.310(A). Please note that under the Douglas County Code each day of any such violation constitutes a separate offense.

If you wish to discuss the matter please email at codeenf@douglasnv.us or via phone at: 775-782-6214.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Felten", with a stylized flourish at the end.

M Felten
Code Enforcement Officer
Community Development, Douglas County

c: 342maryanne@gmail.com



DOUGLAS COUNTY COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue
Minden, Nevada 89423
www.douglascountynv.gov

INVOICE

Invoice Number: 97398

Invoiced Date: 07/30/2025

Status: Active

Print Date: 07/30/2025

Property Address: 342 - 342 MARYANNE DR

Record Number: DSTR1374P

Record Type: Short Term Rental Permit

Description:

TODD LESSER
342 MARYANNE DRIVE
STATELINE NV, 89449

Fee Item Code	Fee Description	Invoiced Amount	Paid Amount	Balance Due
RH003	Short Term Rental Penalties and Fines	\$5,000.00	\$0.00	\$5,000.00
		TOTAL INVOICED AMOUNT:		\$5,000.00
		TOTAL PAID AMOUNT:		\$0.00
		TOTAL BALANCE DUE:		\$5,000.00
		101-000-351-150:		\$5,000.00
		TOTAL INVOICED AMOUNT:		\$5,000.00

THIS IS AN INVOICE ONLY AND IS NOT A RECEIPT FOR PAYMENT UNTIL VALIDATED

Exhibit F

Exhibit F – Appeal



DOUGLAS COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT
1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423
VHR 775.782.6014 * PLANNING 775.782.6217
www.douglascountynv.gov

For Office Use Only

Date

Received By

Application Number

RECEIVED

AUG 12 2025

APPEAL OF DECISION APPLICATION (TITLE 20.28)

The following application form is provided for persons who wish to appeal a decision of the **Vacation Home Rental Board, Planning Commission or Douglas County Community Development**. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

APPLICATION TYPE: (CHECK ALL THAT APPLY):

- ☐ Appeal to Vacation Home Rental Permit Decision ☒ Appeal to Penalty/Fine
☐ Appeal to Development Application Decision

PROJECT LOCATION/INFORMATION:

Street Address (if available): 324 Maryanne Drive

Space/Unit #:

Assessor's Parcel Number(s): 1319-18-413-003

PROJECT DESCRIPTION:

Project Name (if applicable):

Brief description of appeal:

Ordinance about noise is vague and ambiguous. Problem dealt with right away. Arbitrary and Capricious. Unconstitutional vague. Unequal protection under the law. Cel phone/technology issues.

Note: Upon review of this application, Douglas County may require additional documentation and/or applications.

APPLICANT INFORMATION:

Appellant	Appellant Representative
Name: Todd Lesser	Name: Todd Lesser
Company: 342 Maryanne LLC	Company:
Address: 342 Maryanne Drive	Address: 342 Maryanne Drive
City: Stateline State: NV Zip: 89448	City: Stateline State: NV Zip: 89448
Phone: 775-749-8771	Phone: 775-749-8771
Email: 342maryanne@gmail.com	Email: 342maryanne@gmail.com

A. LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am the person with standing to appeal the above reference decision and do hereby authorize the below representative to file and represent my interest in this appeal, and, also, so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this appeal is true and correct.

APPELLANT: (Include extra sheets if necessary)

342 Maryanne LLC

Printed Name

Todd Lesser

Signature

8/8/2025

Date

Printed Name

Signature

Date

I certify under penalty of perjury that I am the appellant's representative and that the foregoing statements and answers contained herein, and the information herein submitted, are in all respects true and correct.

B. APPELLANT'S REPRESENTATIVE:

Todd Lesser

Todd Lesser

8/8/2025

Printed Name

Signature

Date

APPEAL OF DECISION SUBMITTAL CHECKLIST

	<p>01. Application Form and Application Fee.</p> <p>The first two pages of the completed Development Application form, including all required information and signatures, plus one copy of each required checklist item must be submitted along with the appropriate fee. Please review the current <u>fee schedule</u> to determine the correct application fee.</p>
	<p>02. Justification letter.</p> <p>A. The basis for the appellant's standing to appeal (i.e. applicant, property owner within public notice radius);</p> <p>B. Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval. If a condition, please note the condition number(s) and the specific wording of the condition(s).</p> <p>C. Written Statement of the reasons why the final decision or condition was erroneous.</p>
	<p>02. Digital Copy of Application Material.</p> <p>Each item required by this submittal checklist must be included in pdf format. The pdf files must be submitted via email or a file sharing service acceptable to the county. The pdf files must be unprotected allowing read/write access by staff. Each pdf file must be named according to the submittal requirement checklist, e.g. "01. Application Form.pdf".</p>
	<p>03. Personal Notification. (See County Code 20.20.030) (Not applicable to Penalty/fine appeals)</p> <p>Mailing labels, mailing lists, and notification boundary maps must be purchased from Douglas County GIS (Ph: 775-782-9894) (Title 20.20.030). The following must be submitted for personal notification of the project:</p> <p>A. A current <u>list</u> of property owners, mailing addresses, and APNs for all owners of property within the required radius (see below) of any boundary of the subject parcel(s) as shown on the latest County assessment roll.</p> <p>B. A set of size #10 mailing <u>envelopes</u> (provided by the applicant) containing the property owner's name and mailing address for all properties within the required radius. The envelopes must be stamped (not metered) and contain the County's return address: (No peel and stick envelopes).</p> <p style="padding-left: 40px;">Douglas County Community Development #34, P.O. Box 218, Minden, NV 89423</p> <p>C. A notification boundary <u>map</u> showing the required radius boundary for property owners to be notified, as shown on the latest tax assessor rolls for the County, on 8-1/2" x 11" paper. This shall include scale, north arrow, and the subject property's relationship to existing roads, with a notification radius per Title 20.20.030 Personal Notice of Public Hearing.</p>



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Post Office Box 218.
Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

TEL 775-782-6214 / FAX 775-782-6297

email: codeenf@douglasnv.us

website: www.douglascountynv.gov

Code Enforcement Division
Vacation Home Rental Division

July 30, 2025

342 Maryanne LLC
c/o Todd Lesser
4008 Taylor St
San Diego, CA 92210

NOTICE OF VIOLATION, ASSESSMENT OF CIVIL PENALTY, AND REVOCATION OF VHR PERMIT

CODE ENFORCEMENT CASE NO. 2025-CE-CASE-VHR-0003

Douglas County has determined that you have violated the Lake Tahoe Vacation Home Rental Ordinance, Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance"). Pursuant to DCC 20.622.050(1), penalties have been assessed and your VHR permit DSTR1374 for 342 Maryanne Dr, Zephyr Cove, NV, 89448, is hereby REVOKED.

EXPLANATION

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(8)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked. DCC 20.622.050(1).

Douglas County has determined that you violated the following provisions of the VHR Ordinance:

DCC 20.622.040(C) 6. All permits issued pursuant to this chapter are subject to the following standard conditions:

6. The owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

Specifically:

On July 12, 2025, two noise complaints were received via the Douglas County Code Enforcement VHR Hotline. When responding to the complaint, the responding Douglas County Code

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Enforcement officer confirmed noise from the occupied VHR audible from the public street and neighboring properties at 9:50 p.m., a violation of nighttime, quiet hours.

DCC 20.622.020 Definitions:

D. "Local contact person" and/or "local contact" means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any other provision of this code, or any disturbance requiring immediate remedy or abatement.

DCC 20.622.040 Operational Requirements:

A.2. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall report the complaint, violation, or disturbance, or resolution of the situation shall be considered a violation of this chapter.

Specifically:

After arrival and confirmation of the noise disturbance, the responding officer placed a call and voicemail message at 10:02 p.m. and a follow up text message at 10:05 p.m. notifying you, the owner/manager of the VHR, of the disturbance. The call and text message was not answered or returned in a timely manner as required by code. A return call was not received until 9:45 a.m. on July 13, 2025.

DCC 20.622.050 (C & O) Violations and Enforcement

C. A civil penalty of up to \$2,500 may be issued to any owner for any other violation of this chapter. Each day that the owner fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner to additional penalties of up to \$2,500 per day until the violation is corrected, to a maximum fine of \$20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

O. If any owner commits two substantiated violations of this chapter within a twelve-month period, this shall result in the suspension or revocation of the owner's VHR permit.

Specifically:

Douglas County Code Enforcement issued a Notice of Violation and Assessment of Civil Penalty for violation of the same conditions on August 22, 2024 (Case No. 24-000320). The previous violation, combined with the above-mentioned violations establish two confirmed VHR violations in a twelve-month period, resulting in revocation of the owner's VHR permit.

Based on the forgoing multiple violations, Douglas County has assessed fines of \$5,000 (two violations at \$2,500 per violation) and, as a result, has revoked your VHR permit for the Property effective immediately. Please pay your fine within the proscribed period and cease all further operation, marketing, or advertising of the Property as a VHR. The continued operation, marketing, or advertising of the Property as a VHR shall constitute further violation of the VHR Ordinance and will result in civil penalties of up to \$20,000 being imposed against you. DCC 20.622.050(C).

You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Please note that pursuant to Section 20.691.320, in addition to the fines specified above, after thirty (30) days you will be charged a Fifty Dollar (\$50) monthly enforcement fee until such time as you come into compliance with the Code to the satisfaction of the County. There is no cap on the monthly enforcement fee. Moreover, any payment of the monthly enforcement fee that is more than thirty (30) days past due will be considered delinquent and subject to an additional penalty of One Hundred Dollars (\$100) for every delinquent monthly payment. All fees specified hereunder are required to be paid in full prior to the issuance of any permits required for the construction, demolition, alteration or repair of any structure of the property.

Also, please be aware that per Section 20.691.280, any unpaid civil penalties or abatement expenses may constitute a special assessment on the property provided certain conditions are met. Furthermore, under 20.34.030, as well as Douglas County Code Section 1.08.010(A), and in addition to any other civil remedies provided for under Chapter 20.622, any person who violates any provisions of the Douglas County Code is guilty of a misdemeanor and each and every day of such violation constitutes a separate offense.

Pursuant to Section 20.22.060(B)(3), you have the right to appeal the findings in the Notice and Order to the Vacation Home Rental Advisory Board. A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

- a. Be submitted in writing;
- b. Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;
- c. Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;
- d. Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and
- e. State the basis for appeal, as described in section 20.622.060(B)(5) below.

Note: per Section 20.622.060(B)(4), a party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

If the violations persist, our office may refer this matter to the Douglas County District Attorney's Office for criminal prosecution as provided by Section 20.310(A). Please note that under the Douglas County Code each day of any such violation constitutes a separate offense.

If you wish to discuss the matter please email at codeenf@douglasnv.us or via phone at: 775-782-6214.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Felten", with a stylized flourish at the end.

M Felten
Code Enforcement Officer
Community Development, Douglas County

c: 342maryanne@gmail.com



DOUGLAS COUNTY COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue
Minden, Nevada 89423
www.douglascountynv.gov

INVOICE

Invoice Number: 97398

Invoiced Date: 07/30/2025

Status: Active

Print Date: 07/30/2025

Property Address: 342 - 342 MARYANNE DR

Record Number: DSTR1374P

Record Type: Short Term Rental Permit

Description:

TODD LESSER
342 MARYANNE DRIVE
STATELINE NV, 89449

Fee Item Code	Fee Description	Invoiced Amount	Paid Amount	Balance Due
RH003	Short Term Rental Penalties and Fines	\$5,000.00	\$0.00	\$5,000.00
TOTAL INVOICED AMOUNT:				\$5,000.00
TOTAL PAID AMOUNT:				\$0.00
TOTAL BALANCE DUE:				\$5,000.00
101-000-351-150:				\$5,000.00
TOTAL INVOICED AMOUNT:				\$5,000.00

THIS IS AN INVOICE ONLY AND IS NOT A RECEIPT FOR PAYMENT UNTIL VALIDATED

Exhibit G

Exhibit G – VHR owner affidavit

VHR owner exam



VHR Owner Affidavit

I do hereby declare, affirm, and agree to the below for the property located at the following

address: 342 Maryanne Drive, Stateline NV 89449

1. I am the Owner or the managing director/partner of an LLC, corporation, partnership or other legal entity, or the authorized signatory of a trust, and I am legally authorized to fill out an application or bind my legal entity and that all information provided in conjunction with my VHR application and this Affidavit is true and correct and not misleading in any way.
2. I am aware that only one VHR permit will be issued unless I am otherwise exempt from this requirement under Chapter 20.622 of the Douglas County Code ("Code"). I further acknowledge or confirm that all VHR Properties located in Douglas County that I own or control have been disclosed to Douglas County.
3. The property is not deed restricted, located in an area governed by a home owner's association ("HOA"), or subject to covenants, conditions and restrictions ("CC&Rs") that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.
4. By signing this application, the owner(s) attests that they, their agent(s), and their local contact person have read Douglas County's VHR Ordinance located at Chapter 20.622 of the Douglas County Code and agree to comply with Chapter 20.622 and all other applicable laws, ordinances and regulations applicable to the VHR program.
5. Failure of the Applicant, agent or occupant of the VHR unit to comply with the provisions of Chapter 20.622 of the Douglas County Code may expose all parties to criminal prosecution and civil suits, fines and fees.
6. Applicant understands that advertising or operating a VHR without a valid permit (including an expired permit) may result in a fine up to \$20,000. If a permit is not renewed prior to the expiration date the permit is null and void.
7. It is the obligation of the Owner to ensure the permit is renewed in a timely manner and Douglas County is not obligated to provide any notice of the permit's expiration. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis. All VHR renewal applications must be submitted, and all renewal fees must be paid, prior to the expiration of the current VHR permit. There is no grace period. Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit.

8. Owner acknowledges that either the owner, agent, or local contact person has or will post at the vacation home rental the notice required in Section 20.622.040(C)(11).
9. Owner shall notify Douglas County if any substantial changes are made to the VHR.
10. Owner shall notify Douglas County if any contact information or that of property manager or local contact changes.
11. Restrict the use of this VHR unit to not more than permitted daytime occupancy limit at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(G) of the Douglas County Code. I further agree to ensure the permitted nighttime occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.
12. Owner, its employees and agents agrees to save, indemnify, and hold harmless Douglas County Nevada, its officers, employees, and agents against all liabilities, judgements, costs and expenses which may accrue against them in consequence of the granting of this permit, inspections or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances and laws related to the permitting and operation of a vacation home rental.
13. Owner agrees that proper and legal removal of refuse/trash is their responsibility. Owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

By signing this form, I agree to comply with the above requirements as well as all Douglas County Code Chapter 20.622 provisions applicable to my VHR.

Owner of Record (authorized manager, member of LLC, LLP or Corp, or a Trustee):

342 Marganne LLC
By Todd Lesser

Printed Name



Signature

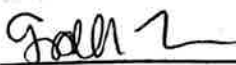
11/1/2024

Date

Local Contact Person:

Todd Lesser

Printed Name



Signature

11/1/2024

Date

Local Licensed Property Manager (if applicable):

NA

Printed Name

Signature

Date

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Todd Lesser

Property Owner

342 Maryane Drive, Zephyr Cove NV 89449

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test Name: DC NV VHR Certification

Score: 83.3% 25 / 30

Serial #: FLLBLQTWCDL-RRRDLRFD-D-WBKDQBFHND

November 10, 2024

ClassMarker 

VACATION HOME RENTAL ADVISORY BOARD AGENDA ITEM COVER PAGE

MEETING DATE: September 24, 2025

TIME REQUIRED:

AGENDA: ADMINISTRATIVE AGENDA

TITLE:

For possible action. Discussion on an appeal filed by Bogdan and Roxana Dumitrescu, owners of 380 Andria D., Stateline, Nevada 89449 (APN: 1319-18-310-011), VHR Permit DSTR0757P, contesting the revocation of their VHR permit, Code Enforcement Case Number 2025-CE-CASE-VHR-0008. (Ernie Strehlow)

RECOMMENDED MOTION:

The Advisory Board must first:

- (1) Find that appellants Bogdan and Roxana Dumitrescu have standing to bring an appeal and are aggrieved by the revocation of their VHR permit; or
- (2) Find that appellant Bogdan and Roxana Dumitrescu do not have standing to bring an appeal and/or were not aggrieved by the revocation of their VHR permit.

If Bogdan and Roxana Dumitrescu have standing to appeal, the Advisory Board should then:

- (1) Affirm the decision of the County, upholding the revocation of the VHR Permit; or
- (2) Modify the decision of the County with regard to the revocation of the VHR Permit, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate; or
- (3) Rescind the decision of the County, overturning the revocation of the VHR Permit.

FINANCIAL IMPACT:

\$2,500 (future renewal fees/year) to the County, plus transient occupancy tax payments, depending on the outcome of the VHR Advisory Board's decision.

BACKGROUND:

The Property in question is a single-family residence located at 380 Andria Drive, Stateline, Nevada, within the Kingsbury Village #1 subdivision, the Kingsbury GID, and the Kingsbury Village residential community. It is approximately .37 acres in size and consists of a one single-family residence, approximately 1,685 square feet in size. The properties surrounding this VHR range from .36 acres to .54 acres and are developed as a suburban neighborhood. The Property has been owned by Bogdan &

Roxana Dumitrescu since October 2020.

The Property has been a permitted VHR under current ownership since January 2022. The VHR has approval for three bedrooms, four parking spaces and a maximum overnight occupancy of eight guests.

On July 5, 2025, at 12:58 a.m., Douglas County Sheriff's Office (DCSO) received a noise complaint and were informed of suspected underage drinking at the Property. Upon arrival, deputies contacted five male occupants. Deputies observed alcoholic beverages scattered within the residence. When questioned by deputies if any occupants were over the age of 21, all occupants answered, "No." When questioned by deputies if any of the occupants had been drinking, all stated, "Yes." Three of the occupants registered Breath Alcohol Concentration on a Preliminary Breath Test and were cited for the misdemeanor of Minor Consuming Alcohol.

On July 24, 2025, Bogdan Dumitrescu wrote two emails to the VHR/Code Enforcement Program Manager, Ernie Strehlow, acknowledging that he had not asked for copies of renters' driver's licenses, and had never done so in the past. He did agree to start asking for those if he could maintain his VHR Permit.

On August 8, 2025, Douglas County VHR/Code Enforcement issued a Notice of Violation and Revocation of VHR Permit. The decision to revoke was based on there being numerous code violations in one night: (1) a noise violation, (2) failure to obtain the name, address and contact information for each renter who is 25 years of age or older, (3) renting to occupants who did not meet the minimum age requirements, and (4) failing to require a copy of the renter's driver's license as proof of eligibility to rent. The above referenced violations all contributed to consumption of alcohol by minors on the premises, a violation of Nevada state law.

On August 18, 2025, appellants timely filed this appeal. In support of their appeal, appellants attached a justification letter and various documents. These documents include AirBnB messages wherein the appellants asked the renter's age and emphasized that the Property was located in a quiet residential area. The renter responded by claiming to be 26 years old and agreeing to abide by all house rules. The documents also include the AirBnB listing which states that the minimum age to rent is 25 years.

ATTACHMENTS:

[Binder1__002__Redacted.pdf](#)



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

TEL 775-782-6214 / FAX 775-782-6297

email: codeenf@douglasnv.us

website: www.douglascountynv.gov

Code Enforcement Division
Vacation Home Rental Division

STAFF REPORT AND ACCOUNT

Date: September 24, 2025

To: Vacation Home Rental Advisory Board

From: Douglas County Code Enforcement

Subject: Report regarding violations and permit revocation of the VHR permit DSTR0757 at 380 Andria Drive, Stateline, NV (APN 1319-18-310-011).

I. PURPOSE

This Report and Account sets forth the details of violations that resulted in the issuance of a Notice of Violation, revocation, and the subsequent appeal of the findings of the VHR permit DSTR0757 at 380 Andria Drive, Stateline, NV (APN 1319-18-310-011) (the "Property") pursuant to Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance") and Section 20.622.050(I) and 20.622.050(N).

II. RECOMMENDATION

The Advisory Board must first:

1. Find that the appellants, Bogdan & Roxana Dumitrescu, have standing to bring an appeal and are aggrieved by the violations and revocation of the VHR permit; or
2. Find that appellants, Bogdan & Roxana Dumitrescu, do not have standing to bring an appeal and/or was not aggrieved by the violations and revocation of the VHR permit.

If Bogdan & Roxana Dumitrescu have standing to appeal, the Advisory Board should then:

1. Affirm the decision of the County, upholding the violations.
2. Affirm the decision of the County, upholding the revocation of the VHR Permit.
3. Modify the decision of the County regarding the violations, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate.
4. Modify the decision of the County regarding the revocation of the VHR Permit, consistent with the provisions of Chapter 20.622 of the Douglas County Code, as the Advisory Board deems appropriate; or
5. Rescind the decision of the County, overturning the violations and revocation of the VHR Permit.

III. BACKGROUND

The Property

The Property in question is a single-family residence located within the Kingsbury Village #1 subdivision and the Kingsbury GID within the Kingsbury Village neighborhood. It is approximately .37 acres in size and consists of a one single-family residence, approximately 1,685 square feet in size. The Property is owned by Bogdan & Roxana Dumitrescu since October 2020 and is a permitted VHR under current ownership since January 2022. The VHR has approval for three bedrooms, four parking spaces and a maximum overnight occupancy of 8. **(Exhibit A)** The properties surrounding this VHR range from .36 acres to .54 acres and are developed as a suburban neighborhood.

Visual Aid



Appellant's
VHR

Timeline

10/1/20 – Property at 380 Andria Dr (VHR House) acquired by Bogdan & Roxana Dumitrescu.

01/11/22- VHR permit approved.

07/05/25 – Douglas County Sheriff Office (DCSO) receives a noise complaint and suspected underage drinking at 12:58 a.m. Upon arrival, deputies contacted five male occupants. Deputies observed alcoholic beverages scattered within the residence. When questioned by deputies if any occupants were over the age of 21, all occupants answered, 'no'. When questioned by deputies if any of the occupants had been drinking, all stated, 'yes'. Three of the occupants registered Breath Alcohol Concentration (BrAC) on a Preliminary Breath Test (PBT) and were cited for minor consumption.

07/24/25 – Douglas County Code Enforcement receives DCSO report from the night of the incident. **(Exhibit B)**

7/24/25 – Following a phone call and series of emails from Douglas County Code Enforcement Program Manager Ernie Strehlow and the Appellant, it is discovered that the VHR was rented to underage occupants and that the appellant failed to confirm or obtain photo identification of the renters at time of the reservation, other than a text message from the renters stating they met the required age to rent the VHR. **(Exhibit C)**

8/8/25 - Douglas County VHR/Code Enforcement issues Notice of Violation and

revocation to 380 Andria Dr owner for a noise violation, failure to obtain the name, address and contact information for each renter who is 25 years of age or older, renting to occupants who did not meet the minimum age requirement, failure to require a copy of the renter's driver's license as proof of eligibility to rent. The above referenced violations contributed to consumption of alcohol by minors on the premises, a violation of Nevada state law. **(Exhibit D)**

08/18/25 - Appeal received. **(Exhibit E)**

IV. DISCUSSION OF CODE VIOLATIONS

Pursuant to Douglas County Code Section 20.622.040.C.6 the VHR owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, or violate provisions of VHR code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

In addition, pursuant to Douglas County Code Section 20.622.040.A.5.b and d, under "operational requirements", the owner is responsible for obtaining the name, address, and contact information for each renter who is 25 years of age or older and obtained formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable regulations.

Additionally, pursuant to Douglas County Code Section 20.622.040.C.13(a), under "operational requirements" all VHR rentals shall comply with the standard of the minimum age to rent is twenty-five (25) years and owners shall require a copy of the renter's driver's license as proof of eligibility to rent.

Furthermore, pursuant to Douglas County Code Section 20.622.050.O, if any owner commits two substantiated violations of this chapter within twelve months, this shall result in the suspension of the owner's VHR permit.

After reviewing the facts and submitted evidence including the report testimony of responding deputies and the late hour of the noise disturbance, Douglas County finds that the VHR at the property was in violation of:

A. 20.622.040.C Operational Requirements.

All permits issued pursuant to this chapter are subject to the following standard conditions:

6. The VHR owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances or violate provisions of VHR code.

B. 20.622.040.A.5.b and d Operational Requirements.

5. The owner is responsible for the following:

b. Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

d. Obtaining formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the

VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

C. 20.622.040.C.13 Operational Requirements:

All permits issued pursuant to this chapter are subject to the following standard conditions:

13. All vacation home rentals shall comply with the following standards:

- a. The minimum age to rent a vacation home rental is twenty-five (25) years. Owners shall require a copy of the renter's driver's license as proof of eligibility to rent. Owners shall retain this information for two years.

D. 20.622.050.I.1 Violations and Enforcement.

I. The following conduct is a violation for which the VHR permit may be suspended or revoked:

1. The owner has failed to comply with any requirement of this chapter, Douglas County Code or federal or state law;

E. 20.622.050(O) Violations and Enforcement.

If any owner commits two substantiated violations of this chapter within twelve months, this shall result in the suspension of the owner's VHR permit.

V. CONCLUSION

The staff has reviewed the submitted appeal, all exhibits, and communications from the appellant and recommends denial of the appeal based on the facts presented herein and the accompanying staff report and exhibits.

Exhibit A

Exhibit A – VHR Permit



Douglas County Community Development Annual Vacation Home Rental Permit

(Owner is responsible to renew prior to the expiration date. There is no grace period)

Permit No:	DSTR0757P	VHR Tier:	2
Date Permit Issued:	01/23/2025	Date Permit Expires:	01/31/2026
No. of Bedrooms:	3	Max NighttimeOccupancy:	8
Approved Parking Spaces:	4	Max DaytimeOccupancy:	16

VHR Property APN: 1319-18-310-011

VHR Property Address: 380 ANDRIA DR

Property Owner's Name: DUMITRESCU, BOGDAN & ROXANA

Owner's Phone #:

24-Hour Emergency/Local Contact Name: BOGDAN DUMITRESCU

Local Contact's #:

(408) 221-8536

Managing Agency:

Agency Contact #:

Parking Info: All Parked vehicles must have a parking pass and must be on-site, i.e., garage, driveway, hard surface parking areas or assigned common lots from 9pm to 8am. No street parking is allowed during these hours. Many areas in Tahoe prohibit street parking at all times, especially during winter months (October to May).

Trash: Please do not feed the wildlife as it may imperil the animals. Instructions on bear box operation should be provided to tenants.

Renewal: Douglas County is not required to notify the owner of when a renewal application is due. Owners must file renewal applications sufficiently ahead of the expiration date to ensure the renewal is processed on time. Douglas County suggests filing renewals 90 days in advance of the permit expiration date. There is no grace period.

Advertisements: All advertising for the vacation home rental must include the: a. Permit number; b. Maximum daytime and nighttime occupancy; c. Notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited; d. Maximum number of allowed vehicles; e. Notice that renters will be issued parking placards which they and their guests must display on the driver's side dashboard of their vehicles, that renters and their guests will be required to park only in designated parking areas, and that failure to park in designated parking areas and/or display the parking placards may result in a citation and fine of \$500; and f. Quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced.

DOUGLAS COUNTY CODE ENFORCEMENT VHR HOTLINE: (775) 783-6027 IN CASE OF EMERGENCY CALL 911

Douglas County VHR Division

For Inquiries regarding this certificate, contact the VHR desk at (775) 782-6200 option #5 or vhr@douglasnv.us

Posted certificate must be visible in the unit for inspection by Douglas County Code Enforcement Office or Sheriff.

Exhibit B

Exhibit B – DCSO Report



Douglas County Sheriff Minden, Nevada

Confidential Deputy Report for Incident 25SO17509

RECEIVED

JUL 24 2025

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

Nature: Disturbance P3
Location: LUK67

Address: 380 ANDRIA DR; UPKG
Stateline NV 89449

Offense Codes: MINC
Received By: Woods C How Received: T Agency: DCSO
Responding Officers: Lopez M, Jenkins E
Responsible Officer: Jenkins E Disposition: CAC 07/05/25
When Reported: 00:58:48 07/05/25 Occurred Between: 00:58:48 07/05/25 and 00:59:42 07/05/25

Assigned To: Detail: Date Assigned: **/**/**
Status: Status Date: **/**/** Due Date: **/**/**

Complainant:

Last: First: Mid:
DOB: **/**/** Dr Lic: Address:
Race: Sex: Phone: City: ,

Offense Codes

Reported: Observed: MINC MINOR CONSUMING
Additional Offense: MINC MINOR CONSUMING

Circumstances

LT20 Residence or Home
VHR Vacation Home Rental Incident

Responding Officers: Unit :
Lopez M 105
Jenkins E 103

Responsible Officer: Jenkins E Agency: DCSO
Received By: Woods C Last Radio Log: 03:03:11 07/05/25 CMPLT
How Received: T Telephone Clearance: RTF Report To Follow
When Reported: 00:58:48 07/05/25 Disposition: CAC Date: 07/05/25
Judicial Status: Occurred between: 00:58:48 07/05/25
Misc Entry: and: 00:59:42 07/05/25

Modus Operandi: Description : Method :

Involvements

① ,

Date	Type	Description	Relationship
07/05/25	Name	STEEN, RYDER JOSEPH	Suspect
07/05/25	Name	HEALY, CADEN JACK	Suspect
07/05/25	Name	COOK, KYLE ANTONE	Suspect
07/05/25	Name	TRAMPETTI, DOMINIC MICHAEL	Contacted
07/05/25	Name	SANCHEZ, MONTE STEVEN	Contacted

Narrative

Douglas County Sheriff's Department
Investigation Narrative
25SO17509

CLASSIFICATION:

Ryder Steen
Minor Consuming (Citation)

Caden Healy

Minor Consuming (Citation)

Kyle Cook

Minor Consuming (Citation)

DISCLAIMER:

THIS REPORT IS A SYNOPSIS OF MY INVESTIGATION INTO THIS MATTER. THIS REPORT IS NOT AN EXACT REPRESENTATION OF THE CHRONOLOGY OF MY INVESTIGATION. THE STATEMENTS ATTRIBUTED TO THE INDIVIDUALS I CONTACTED DURING THIS INVESTIGATION ARE ALSO SYNOPSISIZED TO PROVIDE THE GENERAL CONTEXT/CONTENT OF WHAT I LEARNED FROM THEM. PLEASE REFER TO FOOTAGE FROM MY BODY WORN CAMERA FOR ADDITIONAL DETAIL REGARDING THIS INVESTIGATION.

DETAILS:

On Saturday, July 5, 2025, at approximately 0058 hours, I (Deputy Jenkins) was dispatched to 380 Andria Drive, Stateline, Nevada 89449 reference a disturbance. The reporting party, who wanted to remain anonymous, stated there was under age drinking at the address above and they were being very loud.

I arrived on scene and contacted five (5) males, Ryder Steen, Caden Healy, Kyle Cook, Monte Sanchez, and Dominic Trampetti who answered the door. As the door opened, I could see opened alcoholic beverages scattered within the residence. I advised all five (5) males why I was there. They all stated that two of them, unknown who, had got into a verbal argument and that was the reason they had been loud. All five (5) appeared to be under the age of 21. I asked all five males if anyone was 21 years or older. They all said, "No".

I asked all five males if they had been drinking which they all stated, "Yes". I conducted a preliminary breath test PBT on all five. Monte had a BrAC of .000%. Caden had a BrAC of .014%. Dominic had a BrAC of .000%. Ryder had a BrAC of .013%, and Kyle had a BrAC of .072%.

I issued citations to Caden, Ryder and Kyle for minor consuming. Due to Monte and Dominic having a BrAC of .000%, I did not issue them citations.

DISPOSITION:

Forward to Douglas County District Attorney's Office

REPORTING DEPUTY:

Jenkins, E #596
Sat, July 5, 2025 05:19:00

Responsible LEO:

Approved by:

Date

Name Involvements:**Suspect :** 207461**Last:** STEEN**DOB:** [REDACTED]/06**Race:** W **Sex:** M**First:** RYDER**Mid:** JOSEPH**Contacted :** 207465**Last:** SANCHEZ**DOB:** [REDACTED]/06**Race:** B **Sex:** M**First:** MONTE**Mid:** STEVEN**Suspect :** 207462**Last:** HEALY**DOB:** [REDACTED]/05**Race:** W **Sex:** M**First:** CADEN**Mid:** JACK**Contacted :** 207464**Last:** TRAMPETTI**DOB:** [REDACTED]/06**Race:** W **Sex:** M**First:** DOMINIC**Mid:** MICHAEL**Suspect :** 207463**Last:** COOK**DOB:** [REDACTED]/06**Race:** W **Sex:** M**First:** KYLE**Mid:** ANTONE

Exhibit C

Exhibit C – Follow up emails

From: [Bogdan D.](#)
To: [Ernie Strehlow](#)
Cc: [Michael Felten](#)
Subject: Re: email
Date: Thursday, July 24, 2025 12:35:49 PM
Attachments: [image001.png](#)

Thank you for the info.

I am already working with Airbnb and other 3rd party platforms to integrate an age verification process with the booking since Airbnb age requirements are over 18.

As I sent you the conversation between us and the renters, they said that they are all over 26 years old. It is our mistake that we did not ask for an ID and we never asked in the past since we are based on trust and so on.

We have been renewing the permit every year, complying with all the requirements.

We are hoping that they will not revoke our permit since this is the first violation in 4 years or so and as you said it will require two violations in 12 months.

Lets just hope that will not be the case.

Thank you and appreciate your time.

Bogdan and Roxana

On Thu, Jul 24, 2025 at 11:04 AM Ernie Strehlow <estrehlow@douglasnv.us> wrote:

Hi,

This is the area I was referring to in the code. These do not list all violations of the chapter.

5. The owner is responsible for the following:

a. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

b. Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

c. Providing the renters a written copy of occupancy limits for nighttime and daytime hours; quiet hours; any parking restrictions, including for snow removal

and storage; trash pickup instructions; and all other rules and regulations applicable to the VHR. Owners must also provide written notice to renters that should any violation of this chapter occur, fines may be imposed.

d. Obtaining formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

e. Maintaining the tenant registry information collected pursuant to subsection 5(b) above for a period of two years from date of occupancy. The Director may request copies or access to the guest registry at any time. If the owner believes the request for the tenant registry information is illegitimate, the owner may refuse to provide the information for a period of no more than ten days and may file an appeal to the VHR Advisory Board pursuant to 20.622.060(B). If the owner does not file a timely appeal, then the owner shall immediately provide the information to the requesting official.

13. All vacation home rentals shall comply with the following standards:

a. The minimum age to rent a vacation home rental is twenty-five (25) years. Owners shall require a copy of the renter's driver's license as proof of eligibility to rent. Owners shall retain this information for two years.

6. The owner must use best efforts to ensure that the renters or guests of the vacation home **rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws**

regarding their occupancy. It is not intended that the owner, local contact person, or local licensed property manager act as a peace officer or place him or herself in harm's way.

I. The following conduct is a violation for which the VHR permit may be suspended or revoked:

1. The owner has failed to comply with any requirement of this chapter, Douglas County Code or federal or state law;

2. The owner has failed to comply with additional conditions imposed by the Director;

3. The owner has failed to either collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports as required by Title 3 of the Douglas County Code;

4. The owner has supplied false or misleading information during the application process;

5. The vacation home rental presents a health and safety concern; and

6. For other grounds not specified herein which may warrant suspension or revocation of the permit

f. Quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced.

I believe the initial reason for the complaint was noise which appears to be substantiated with the DCSO report. Michael will investigate and will inform you further on your permit status when he is done. I asked him to resolve by the weekend. Just be aware that these appear to be major violations so there may be a high likelihood of permit revocation due to the nature of the issues.

Thanks for talking with me today.

Ernie Strehlow Ed.D., MBA

Program Manager

Code Enforcement

Vacation Home Rentals

Strategic Planning



Please note that a response by Douglas County Community Development staff in person, to a phone call or an e-mail does not constitute an approval of any application. We strongly encourage you to consult with a legal or real estate professional if you have concerns about whether your proposed actions are appropriate under the laws of Nevada or the Douglas County Code.

From: Bogdan D. <4bogdan@gmail.com>

Sent: Thursday, July 24, 2025 9:37 AM

To: Ernie Strehlow <estrehlow@douglasnv.us>

Subject: Re: email

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).

Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Hello Ernie, it was nice talking to you today.

Thank you for keeping me informed.

I have attached a pdf with the conversation that we had with the guests. Again we do not have any copies of guests DL or identification but from now on we will start asking the guests. We definitely do not want to lose the permit.

Anyway, let me know if I can provide any additional information and also please keep me informed with anything new that comes up on this case.

Bogdan

On Thu, Jul 24, 2025 at 9:18 AM Ernie Strehlow <estrehlow@douglasnv.us> wrote:

Ernie Strehlow Ed.D., MBA

Program Manager

Code Enforcement

Vacation Home Rentals

Strategic Planning



Please note that a response by Douglas County Community Development staff in person, to a phone call or an e-mail does not constitute an approval of any application. We strongly encourage you to consult with a legal or real estate professional if you have concerns about whether your proposed actions are appropriate under the laws of Nevada or the Douglas County Code.

||

Exhibit D

Exhibit D – Notice of Violation & Revocation



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Post Office Box 218,
Minden, Nevada 89423

CODE ENFORCEMENT OFFICE

TEL 775-782-6214 / FAX 775-782-6297

email: codeenf@douglasnv.us

website: www.douglascountynv.gov

Code Enforcement Division
Vacation Home Rental Division

August 8, 2025

Bogdan & Roxana Dumitrescu
4775 Pinemont Dr
Campbell, CA 95008

NOTICE OF VIOLATION AND REVOCATION OF VHR PERMIT

Douglas County has determined that you have violated the Lake Tahoe Vacation Home Rental Ordinance, Douglas County Code ("DCC") Chapter 20.622 (the "VHR Ordinance"). Pursuant to DCC 20.622.050(1), your VHR permit DSTR0757 for 380 Andria Dr, Stateline, NV, 89449, is hereby REVOKED.

EXPLANATION

Obtaining and/or maintaining a VHR permit is not a right. Douglas County has discretion to determine whether a VHR permit should be granted, revoked, or denied. DCC 20.622.010(8)(8), DCC 20.622.030(A). When a property owner violates the requirements of the VHR Ordinance, that property owner's VHR permit may be revoked. DCC 20.622.050(1).

Douglas County has determined that you violated the following provisions of the VHR Ordinance:

DCC 20.622.040(A) 5 b & d. Operational Requirements

5. The owner is responsible for the following:

b. Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

d. Obtaining formal, written acknowledgement from all renters over the age of 25 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

Specifically:

In the early morning hours of July 5, 2025, Douglas County Sheriff's Officers responded to a noise complaint at the address. It was discovered that each of the five occupants were under the age of 25 and three were cited for minors in consumption of alcohol. After receiving the DCSO report,

an inquiry by Douglas County Code Enforcement and confirmation by the VHR owner, it was discovered that the VHR was rented to guests under the age of 25 and that the VHR owner did not confirm in the rental process a name, address or contact information for a renter who is 25 years of age or older as required by code.

DCC 20.622.040(C) 6 & 13 (a) Operational Requirements

C. All permits issued pursuant to this chapter are subject to the following standard conditions:

6. The owner must use best efforts to ensure that renters or guests of the vacation home rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct by notifying the renters of the rules regarding vacation home rentals and responding when notified that renters or their guests are violating laws regarding their occupancy.

13. All vacation home rentals shall comply with the following standards:

a. The minimum age to rent a vacation home rental is twenty-five (25) years. Owners shall require a copy of the renter's driver's license as proof of eligibility to rent. Owners shall retain this information for two years.

Specifically:

Douglas County Sheriff's Officers responded to a noise complaint at the property at 12:58 a.m. on July 5, 2025. The guests admitted to the responding deputies that two of the occupants 'had got into a verbal argument and that was the reason they had been loud'. The guests who had rented the VHR property were under the age of 25 and were not required by the owner to submit the renter's driver's license as proof of eligibility to rent.

DCC 20.622.050(I).1 & (O) Violations and Enforcement

I. The following conduct is a violation for which the VHR permit may be suspended or revoked:

1. The owner has failed to comply with any requirement of this chapter, Douglas County Code or federal or state law;

O. If any owner commits two substantiated violations of this chapter within a twelve-month period, this shall result in the suspension or revocation of the owner's VHR permit.

Specifically:

By failure to verify renter's age or require photo identification, by renting to guests under the age of 25 and a subsequent noise complaint, the owner failed to comply with three sections of Douglas County VHR Ordinance. In addition, renting to guests under the age of 25 contributed to consumption of alcohol by minors on the premises, a violation of state law and a potential life and safety hazard. The violations establish more than two confirmed VHR violations in a twelve-month period, resulting in revocation of the owner's VHR permit.

Based on the forgoing multiple violations, Douglas County has determined to revoke your VHR permit for the Property, effective immediately. Please cease all further operation, marketing, or

advertising of the Property as a VHR. The continued operation, marketing, or advertising of the Property as a VHR shall constitute further violation of the VHR Ordinance and will result in civil penalties of up to \$20,000 being imposed against you. DCC 20.622.050(C).

You have the right to appeal this decision. Your appeal must comport with the requirements DCC 20.622.060(B).

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Felten", with a stylized flourish at the end.

M Felten

Code Enforcement Officer

Community Development, Douglas County

c: 4bogdan@gmail.com

Exhibit E

Exhibit E – Appeal application

Appeal letter

ID requirement sample

Updated rental agreement

Text from incident guest to owner



DOUGLAS COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue, Post Office Box 218,

Minden, Nevada 89423

VHR 775.782.6014 * PLANNING 775.782.6217

www.douglascountynv.gov

For Office Use Only

Date

Received By

Application Number

APPEAL OF DECISION APPLICATION (TITLE 20.28)

The following application form is provided for persons who wish to appeal a decision of the **Vacation Home Rental Board, Planning Commission or Douglas County Community Development**. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

APPLICATION TYPE: (CHECK ALL THAT APPLY):

☒ Appeal to Vacation Home Rental Permit Decision

☐ Appeal to Penalty/Fine

☐ Appeal to Development Application Decision

PROJECT LOCATION/INFORMATION:

Street Address (if available): 380 Andria Dr, Stateline, NV 89449

Space/Unit #:

Assessor's Parcel Number(s):

PROJECT DESCRIPTION:

Project Name (if applicable):

Brief description of appeal:

Permit revocation

Note: Upon review of this application, Douglas County may require additional documentation and/or applications.

APPLICANT INFORMATION:

Appellant			Appellant Representative		
Name: Bogdan Dumitrescu			Name: Gabriel Grigorescu		
Company:			Company:		
Address: 4775 Pinemont Dr			Address: 766 Gardner St		
City: Campbell	State: CA	Zip: 95008	City: South Lake tahoe	State: CA	Zip: 96150
Phone: 4082218536			Phone: 5109124864		
Email: 4bogdan@gmail.com			Email: gabe.grigorescu@gmail.com		

A. LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I am the person with standing to appeal the above reference decision and do hereby authorize the below representative to file and represent my interest in this appeal, and, also, so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this appeal is true and correct.

APPELLANT: (Include extra sheets if necessary)

Bogdan Dumitrescu

Printed Name

Signature

8/18/2025

Date

Printed Name

Signature

Date

I certify under penalty of perjury that I am the appellant's representative and that the foregoing statements and answers contained herein, and the information herein submitted, are in all respects true and correct.

B. APPELLANT'S REPRESENTATIVE:

Gabriel Grigorescu

Printed Name



Signature

8/18/2025

Date

APPEAL OF DECISION SUBMITTAL CHECKLIST

	<p>01. Application Form and Application Fee.</p> <p>The first two pages of the completed Development Application form, including all required information and signatures, plus one copy of each required checklist item must be submitted along with the appropriate fee. Please review the current <u>fee schedule</u> to determine the correct application fee.</p>
	<p>02. Justification letter.</p> <ul style="list-style-type: none"> A. The basis for the appellant's standing to appeal (i.e. applicant, property owner within public notice radius); B. Statement as to whether the appeal is an appeal of a final decision or condition(s) of approval. If a condition, please note the condition number(s) and the specific wording of the condition(s). C. Written Statement of the reasons why the final decision or condition was erroneous.
	<p>02. Digital Copy of Application Material.</p> <p>Each item required by this submittal checklist must be included in pdf format. The pdf files must be submitted via email or a file sharing service acceptable to the county. The pdf files must be unprotected allowing read/write access by staff. Each pdf file must be named according to the submittal requirement checklist, e.g. "01. Application Form.pdf".</p>
	<p>03. Personal Notification. (See County Code 20.20.030) (Not applicable to Penalty/fine appeals)</p> <p>Mailing labels, mailing lists, and notification boundary maps must be purchased from Douglas County GIS (Ph: 775-782-9894) (Title 20.20.030). The following must be submitted for personal notification of the project:</p> <ul style="list-style-type: none"> A. A current <u>list</u> of property owners, mailing addresses, and APNs for all owners of property within the required radius (see below) of any boundary of the subject parcel(s) as shown on the latest County assessment roll. B. A set of size #10 mailing <u>envelopes</u> (provided by the applicant) containing the property owner's name and mailing address for all properties within the required radius. The envelopes must be stamped (not metered) and contain the County's return address: (No peel and stick envelopes). Douglas County Community Development #34, P.O. Box 218, Minden, NV 89423 C. A notification boundary <u>map</u> showing the required radius boundary for property owners to be notified, as shown on the latest tax assessor rolls for the County, on 8-1/2" x 11" paper. This shall include scale, north arrow, and the subject property's relationship to existing roads, with a notification radius per Title 20.20.030 Personal Notice of Public Hearing.

August 18, 2025

To:

Community Development - VHR Program
Douglas County Code Enforcement Office
1594 Esmeralda Avenue
Minden, NV 89423

From:

Bogdan & Roxana Dumitrescu
4775 Pinemont Dr.
Campbell, CA 95008

Introduction & Request

I am submitting this formal appeal of the revocation of my Vacation Home Rental (VHR) permit DSTR0757, located at 380 Andria Dr., Stateline, NV, as stated in the Notice of Violation and Revocation dated August 8, 2025.

I respectfully request that the County reconsider the revocation in light of:

- My acknowledgment of the inadequate ID checking
- Clarifying facts about the incident, including guest misrepresentation; one single action converted into three violations
- Second short violation (noise) that we had no chance to correct
- My 4 1/2-year history of operating this VHR without a single complaint or violation; and
- The substantial corrective measures implemented to ensure full compliance with Douglas CountyCode (DCC) 20.622 going forward.

These improvements not only enhanced the comfort and quality of the house but also added to the value and appearance of the surrounding community. We worked tirelessly to purchase our Tahoe home, taking on a mortgage with the hope that it would one day serve as our retirement home. In the meantime, we have devoted significant time, effort, and personal resources into maintaining and improving it for both our guests and our family's future. Importantly, the ability to make such meaningful investments has only been possible because of the VHR permit, which has allowed us to responsibly manage the property while preserving our long-term dream. Our vision has always been to create a place where, when we are no longer here, our two daughters can come with their own families to enjoy the same beautiful Tahoe that we love. This revocation puts us in a devastating position where we may be forced to sell the home because we cannot afford to pay two mortgages without the VHR income.

I kindly and sincerely ask the Committee to consider our long history of compliance, the improvements we have made, and the fact that this was a single, isolated incident. Reinstating our permit would allow us to continue building memories in this home and eventually retire there as we have always planned.

Request for Reconsideration

In light of:

- My admission of fault for not verifying their ID and my substantial corrective actions beyond ordinance requirements
- The fact that this was a single violation occurrence;
- Guest misrepresentation supported by documented communication;
- My 4 1/2-year history without a single complaint or violation;
- and
- -

I respectfully request the VHR Advisory Board to rescind the revocation or reduce it to a warning or suspension, allowing my permit to remain active.

As part of this appeal package I am including the following:

- Screenshots of Airbnb messages confirming guest age being over 25;
- Copies of my new guest contract;
- ID verification procedure documentation (<https://docs.sumsub.com/docs/verification-links>) being done by 3rd party application (Sumsub) will be implemented.

Please note: A hardcopy of this letter has also been mailed to the Douglas County VHR Program in addition to this electronic copy.

Sincerely,

Bogdan & Roxana Dumitrescu

Email: 4bogdan@gmail.com

Phone: (408) 221-8536

California

USA

DRIVER LICENSE



VACATION RENTAL AGREEMENT - THE TREE HOUSE, STATELINE NV

PLEASE read this agreement carefully. Not only does it contain extensive guidebook information to make your stay easier and more enjoyable, but also it contains important rules, LIQUIDATING DAMAGES and ABUSIVE USE provisions, and important limitations of liability.

These are the terms of the rental, by making payment for your reservation, you accept these terms. We have provided these terms and conditions to increase the enjoyment of all our renters by keeping the cabin in good condition, respecting the community and the wilderness, and keeping costs reasonable. It is not fair for a few guests to run up unnecessary costs that are passed on to the rest of our guests. We want to create an enjoyable and reasonably priced vacation for everyone.

Introductory note: Before you read this contract, let me share some context. We have been sharing this house with our vacation rental guests for many years. We never hired a professional management company, preferring to provide the responsiveness and special attention to detail that only a caring owner can provide. Things used to be simple. We accepted payment by check only, and most of our guests were Tahoe veterans who knew the ropes. Some of the terms of this contract may sound downright draconian. So please understand the vast majority of our guests are wonderful and respectful people.

Unfortunately, this extensive contract became necessary due to a few people who (1) had unauthorized parties or large groups at our house and caused a lot of damage or jeopardized our right to rent the house; (2) did not understand what is involved with renting a 3 bedroom house in the wilderness; or (3) got unrealistic expectations from the online booking platforms about being able to complain about any little thing and get refunds. If tolerated, all of the above and more would make the rental no longer sustainable. Of many people we have hosted over the years, only a very small percentage caused problems, but the problems they caused were of such magnitude that they potentially could ruin it for everyone else.

We would be very sad if we could no longer share the house with the amazing groups of friends, three- and four-generation family gatherings, couples, and other wonderful folks who have blessed this house. So, please read the contract in that context. We will have to be very strict and pursue all legal remedies for those who abuse our trust and hospitality. But as long as you communicate with us, have realistic and flexible expectations about the sometimes extreme and unpredictable conditions in Tahoe, and respect our rules, you are going to have a great vacation!

We have neighbors who live here permanently. We respect them and want to ensure the rules set forth by the VHR will be respected. Please expect that any violation on Noise, Exceeding Occupancy or Exceeding the number of cars present on our property will promptly be reported to us and the VHR. Please understand that the VHR tolerates Short Term Rentals but will gladly issue fines or worse cancel our rental permit. Without the permit we cannot continue to rent out our place. Please expect if any of these rules are broken you will be contacted immediately and asked to correct any of the potential violations and in rare or extreme cases asked to leave the property.

Important: This house and property may be used solely as a personal vacation residence by the person who made the reservation ("the Booking party") and their disclosed guests (see below). By booking the cabin, you agree to the following guidelines

Signed contract: This contract must be signed by the person who made the booking and returned to the property owner within 48 hours of booking. In the case of reservations that are 14 days or less from the booking date, the signed contract must be returned within 2 hours of booking. Failure to comply with this requirement may result in the property being made available for re-booking, and if applicable after the initial free cancellation period with no refund to you.

Identity verification: The person who booked the property must, within 48 hours of booking, provide a legible photograph or color photocopy of the booking person's driver's license (front and back) to the property owner. Minimum age requirement is 25 years old. In the case of reservations that are 14 days or less from the booking date, the photo identification must be provided within 2 hours of booking. Failure to comply with this requirement may result in the property being made available for re-booking to another party, with no refund to you.

Complete list of adults: The person who booked the property must, within 48 hours of booking, provide a legible list of all adult guests (including full names) who will occupy the property, to the property owner. In the case of reservations that are 14 days or less from the booking date, this list must be provided within 2 hours of booking. Failure to comply with this requirement may result in the property being made available for re-booking to someone else, with no refund to you.

No Pets/Animals: At no time of the day or night may any person or pet/animal be on the residence premises or property, without prior permission of the owner and payment of all fees. If an undisclosed pet/animal is brought to the house or anywhere on the property at any time, you agree to pay \$500 + tax fee, plus any actual or consequential damages. You accept all responsibility for any nuisance, damage or injury caused by any pet that you or your guests bring to or allow on the property.

We understand some people feel any pet can pass as "service animal" and very few have tried to force their way in as such, especially since booking platforms "force" hosts to accept the loosely defined "service animals" term and some started abusing this privilege reserved for those in need. We absolutely discourage you from attempting this practice and understand our family has a severe health condition to pet dander which stays in air ducts and homes for several months. We use this vacation home every month as a family hence creating a health risk for ourselves if you disregard this. Also service animals must be trained, never left alone in the property and always with the person they are assigned to service. Guests who tried to force their way with service dogs found themselves attacked by a pack of coyotes which puts safety of you and your guests at risk. Please do not take this lightly, guest safety in the wilderness and our own family health conditions makes our place unsuitable to accommodate any pets/domestic animals.

No other guests, visitors, persons, or pets are permitted on the property or in the house, at any time of day or night. If the rented premises are used in any way, by more or different persons or pets than those identified to the owner upon booking, occupant and all authorized and unauthorized guests may be required to immediately leave the Premises or to be removed from the Premises, occupant is in breach of this agreement, and occupant forfeits his or her right to return of any security deposit.

VHR is very strict on maximum occupancy at all times and exceeding that will be grounds for immediate eviction and no reimbursement of any paid fees.

IMPORTANT - CHECK IN AND CHECK OUT: Check in time is 2:00 pm, checkout is 11:00 am. Everyone in your group must strictly comply with our checkin and checkout times. We frequently have back-to-back bookings. The cleaners have very narrow time windows to clean the house for our next group. It is extremely stressful for both the owner and the cleaning company if our guests do not respect these rules.

Unauthorized late checkout: Unauthorized late checkout fee is \$500 + tax. Unauthorized stay-overnight fee is \$3000 + tax per night plus any actual or consequential damages (which may be substantial, if our next group is not able to check in, and may include the cost of alternative accommodations for the next group). Your security deposit will also be forfeited. Please check your reservation carefully and make sure you have the correct checkout day. Ask me ahead of time if there is any confusion.

Authorized early check in or late checkout: In some cases, and only with the express permission of the owner, it may be possible to have an authorized early check in or late checkout. We usually do not know whether this will be possible until very close to your reserved dates.

Because we absolutely cannot guarantee we can offer this accommodation due to back-to-back bookings, PLEASE reserve the cabin for an extra night if you need early check in or late checkout.

Non-refundable reservation: By booking this vacation property, you agree that there will be no refunds for any reason after the initial cancellation free period as per the booking platform you used. We make all reasonable efforts to maintain the house in excellent condition. We have a strong track record of satisfied renters. The house is rented to you "as is," and we do not pretend that it is perfect. It is though, good enough, for both our family and the vast majority of our renters to enjoy our beautiful stays in the mountains.

Communication: If there are any issues with the house, you agree to contact me immediately upon check in so that I can have them remedied for you as quickly as possible. You agree to communicate with me promptly to resolve the issue. (In some cases, issues did not get timely resolved because the guest stopped communicating once troubleshooting instructions began.)

Refunds: Once the reservation is booked, we will be turning many other people away. It is common for us to get multiple bookings in one 48 hour period and then nothing for weeks. Once you've booked this property, you can change your mind within the first 48 hours (or less if within 2 weeks of arrival). It is very difficult and also time-consuming and stressful for us to attempt to re-book the property at a later date. Because it is difficult to calculate damages in such a situation, you agree that all rental fees (including cleaning and tax) except for the security deposit, will be considered liquidated damages for cancellation and will not be refunded for any reason.

The reasons for which there will be no refund include but are not limited to: power outages of any length, weather events, closed or difficult to pass highways or roads, wildfires, construction in the community or neighborhood, smoke, pollen, yellow jackets, spiders, ants, stray pets and other critters that are normal to a wilderness habitat, delay of snow plows to clear highways, roads, or driveway, non-functioning appliances, including heaters or hot tub, linens or other amenities that are not in "perfect" condition, etc etc etc. We also will not make any refunds for any personal circumstance that prevents you from using the house, including but not limited to accident, illness, injury, or death. **You MUST purchase trip insurance if you want any kind of compensation in**

the event you are dissatisfied with or unable to use the house during your reserved time period, including fires, air quality, snow storm or similar.

We always make all reasonable efforts to repair anything that is not working. We rely on you to give timely notice. We cannot guarantee that the issue will be fixed immediately though we will make every effort to restore the system or service as quickly as we can. You must be flexible and adaptable to rent this house.

“Tahoe time”: Many of our contractors are overwhelmed during storm conditions or for other reasons and/or are on “Tahoe time” and cannot or will not come immediately. We need all our renters to know: you are renting a wonderful cabin in the wilderness and all of us who use it must be flexible and resourceful. There will be no refunds for outages or breakdowns of any system or appliance in the house. Garage door: During a power outage, the garage door will not operate by the switches. There is a red handle hanging near and above the door. That must be pulled to release the door and then the door must be lifted manually. Please never lock the garage door from the inside as it may make it impossible for other guests to obtain access to the house.

Pests and critters: We do pest control yearly and as needed, but we do not use extensive toxins on the property. We are in a wilderness area, so there will be pests and critters. There will be dust and pollen.

Linens: We supply linens (towels, sheets, blankets, pillows) as a courtesy and convenience. Because we do not wish to load up landfills or be wasteful and run up costs for everyone, we do not replace the linens for every small stain or pulled thread. By the same token, we also try not to nickel and dime our guests on the security deposit. If you are particular or picky about your linens, please bring your own.

Extreme weather and impassable roads/driveways: We have no control over snow plows or weather systems. You must watch the forecast and plan accordingly and be ready for delays if the weather is severe. It is required to have four wheel drive and winter tires to access the area in the winter. Some can manage with chains but we do NOT recommend it.

Trip insurance and Waiver of “extenuating circumstances” or any similar policies: By booking this vacation rental, you also agree to waive any “extenuating circumstances” or similar policies of any 3rd parties such as AirBnB. You agree not to seek any refund of any of the rental fees, extra person fees, taxes, or any other charges from any entity (other than your privately purchased trip insurance) for any reason. You must purchase trip insurance from a third party such as TravelGuard.com to cover you for any and all extenuating circumstances, including but not limited to, illness, death of you or a loved one, changes of plans, closed highways or roads, unplowed highways, roads or driveway, being snowed in, heavy snow, wind, or rain, allergies, noise, heavy smoke or pollen, or any dissatisfaction with the rented premises. You must purchase trip insurance to cover any and all reasons why you might not make use of our beloved cabin during your reserved dates.









I, Jorge Alvarez, agree to purchase trip insurance from an authorized agency if I wish to be covered for unexpected circumstances, power failures, weather events, closed roads, unplowed roads or driveways, heavy smoke or pollen, dissatisfaction with anything at the premises, broken appliances or systems, imperfect linens, odors, noises, inconveniences, inadequate cleaning, dissatisfaction with the premises, changes in plans, or any other reason.

We have installed exterior security cameras and noise/motion detection sensors for the same reasons a hotel or a grocery store have them. These serve a variety of purposes, including but not limited to monitoring our snow plow and trash services, keeping tabs on snow levels, parking, and other driveway conditions, keeping tabs on bears and other wildlife that might try to break into the home, overall property security when not occupied, ensuring that unauthorized guests or pets are not on the property at any time, insurance purposes, and to avoid VHR complaints and fines that none of us want to have. Vacation rentals are in danger of being banned in our area. Please understand that we must enforce our rules for the safety and sustainability of vacation rentals, wildlife, and harmony with neighbors.

You can expect the following cameras and devices, recording 24/7: 1. Nest driveway and bear-proof trash bin 2. Nest focused on the front door entrance 3. Nest focused on the backyard. 4. Garage interior camera in the garage.

Please remember, our neighbors who live there permanently may enforce these rules and give VHR a reason to fine us and eventually cancel our rental permit. Please initial each line below then sign the agreement.

In addition to the terms and conditions above, I/we agree that at all times during our stay

-  will not break occupancy rules, max 8 persons
-  will not bring service animals or pets. This creates dander allergy health hazard for the host.
-  will not bring more than 4 cars 2 inside the garage and 2 on the driveway. Absolutely no cars parked on the street.
-  will take excess trash with me and not leave it inside or outside of the property
-  will not disturb the neighbors after 9:00pm
-  we were informed to bring 4x4 cars equipped with winter tires during winter travel
-  abusive use will incur an additional \$500 cleaning penalty charge
-  were informed that any VHR violation can result in hefty fines that I will have to pay and/or face immediate eviction with no refunds

We're looking forward to hosting you at our vacation home in Stateline and for you to have an amazing time. Please list the names of all adult guests (13+ years old) below.

- | | |
|-------------------------|----------|
| 1. <u>Jorge Alvarez</u> | 5. _____ |
| 2. <u>Joel Flores</u> | 6. _____ |
| 3. <u>Aldo montano</u> | 7. _____ |
| 4. <u>Luis Zamora</u> | 8. _____ |


Renter signature

07/31/2025
Date

Government ID -
Attached



 **Rory** >

Jun 18

Rory - Booker 3:44 PM

Hi Bogdan Me and some buddies need a place to stay while we do some fishing and going to beach during the 4th we are responsible and love the house



Requested
The Tree House



7:02 PM

Hello Rory and thank you for your inquiry. We will love to host you and your group but we have a few questions before we approve you. First what is your age since we have a 25 years minimum age requirement. I also want to make sure that your group is not larger than 8 people since our permit doesn't allow more than 8. The house is located in a quiet residential area and we had one case when one of our neighbors reported that that specific group was larger than what is allowed. We just want to make sure that everyone is on the same page and the house rules will be followed. Thank you and let us know.

Rory - Booker 7:09 PM



Hey thank you so much man I am 26 with all my buddies around that age and there should only be 7 of us so that shouldn't be a problem and house rules will be followed absolutely we shouldn't be there most of trip just to sleep thank you

7:13 PM

Thank you for your reply. We will go ahead and approve your request and we will be happy to host you. If you have any other questions let us know. Thank you Rory

Confirmed
The Tree House

Jul 2 – 5, 2025



Show details

Jul 1

6:00 PM

Good evening Rory, we are looking forward to your stay at our cabin. For access to our cabin, we set up the 4 digit pin to be the same as you. You will find all the necessary info on Airbnb as far as accessing the property, directions, and everything else needed to enjoy your stay. You can get familiar with the House Rules on Airbnb but will also find them printed and posted inside on the front door. If it gets too hot inside the house, there are fans that you can use. Do not leave windows open during night or when you are not home due to bears activity. Always, if you have any questions, please feel free to reach out. Roxana and Bogdan

Jul 2

11:12 PM

Hello Rory, we have received some complaints that there is loud noises, music and there is some sort of party. As I said before, that is a residential neighborhood and they will call the sheriff if the noise continues. We just want to give you a heads up. Remember that I mentioned that to you before when you inquired about the property. Let us know if you have any questions.

Airbnb Support 11:12 PM

If you're experiencing a safety issue, the Airbnb Support team is standing by to help.



Contact us

This message is only visible to you.

Jul 3

Rory - Booker 11:41 AM

Sorry about that we did have some music going around that time and got it off soon wont happen again



thank you so much for the beautiful place

Jul 5

Take a moment to share your thoughts about your guests. [Leave a review](#)

Rory - Booker 4:51 PM



Hey thank you for the beautiful stay i did want to apologise for the white door at the end of the hallway on the right there is a little hole my friend accidentally did he feels terrible and is willing to give me the money to pay you guys to repair sorry again and loved the house thank you

7:09 PM

Hello Rory, we will wait for the cleaning crew to send us pictures with the damage and we will go from there. Depending

Exhibit F

Exhibit F – Marketing samples from July 24:

- “About this space” description
- VHR advertisement
- “House rules” description



Hosted by Bogdan
Superhost · 5 years hosting



Ready for meals a
This home has wh



Outdoor entertai
The alfresco dinin



Self check-in
Check yourself in

Some info is shown in

If you're looking for a nic
House is the perfect spo
Side of Heavenly Boulde
Village. Enjoy the Tahoe
tours, ATV's and more. T
accommodate 6 adults.

The space...

Show more



About this space

If you're looking for a nice family vacation and you enjoy the beauty of nature, The Tree House is the perfect spot for you! The cabin is located at 7,300ft. elevation near Nevada Side of Heavenly Boulder Lodges and 10 minute drive to the casinos and Heavenly Village. Enjoy the Tahoe Rim trail heads, famous for hiking, mountain biking, snowmobile tours, ATV's and more. The house has 3 bedrooms and 2 full bathrooms which can easily accommodate 6 adults + 2 kids. 25 years guests min requirements

The space

The entire home

Other things to note

Guest need to be over 25 years of age based on Douglas County code requirements. The guests will need to provide copy of a government issued ID for age verification. Failure to do so, the booking will be canceled. House is a strict no pet/companion animal policy even for service pets due to allergies for other guests. Also during winter season there will be times when it will snow more that normal or will be winter storms. Please do consider purchasing insurance via aribnb for this sort of events since we as hosts we will follow the cancellation policy. Thank you for your understanding.

CHECKOUT
18/2025



total



Cancel before
refund.



arged yet

s listing



Anywhere

Any week

Add guests



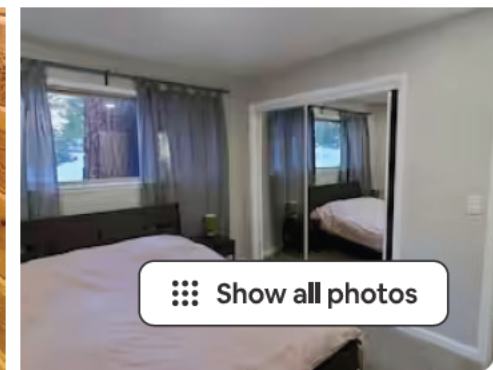
The Tree House



Share



Save



Show all photos

Entire cabin in Stateline, Nevada

8 guests · 3 bedrooms · 6 beds · 2 baths



4.89
★★★★★

63
Reviews



Hosted by Bogdan
Superhost · 5 years hosting



Self check-in
Check yourself in with the smartlock.



Peace and quiet
This home is in a quiet area.



Dedicated workspace
A common area with wifi that's well-suited for working.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing.](#)

Some info has been automatically translated. [Show original](#)

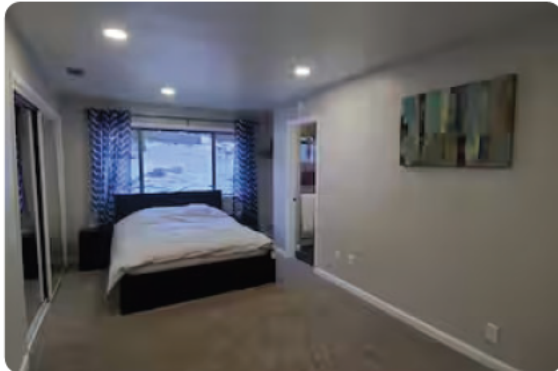
If you're looking for a nice family vacation and you enjoy the beauty of nature, The Tree House is the perfect spot for you! The cabin is located at 7,300ft. elevation in Kingsbury, Stateline, near Nevada Side of Heavenly Boulder Lodges and 10 minute drive to the casinos and Heavenly Village. Enjoy a walk to the Tahoe Rim trail heads, famous for hiking, mountain biking, snowmobile tours, ATV's and more. The house has 3 bedrooms and 2 full bathrooms which can easily accommodate 6 adults + 2 kids

...

[Show more](#)

Where you'll sleep

1 / 2

**Bedroom 1**

1 queen bed

**Bedroom 2**

1 queen bed

What this place offers



Kitchen



Wifi



Dedicated workspace



Free parking on premises



HDTV with Netflix, Roku, Chromecast



EV charger



Free washer – In unit



Free dryer – In unit



Bathtub



Exterior security cameras on property

Show all 51 amenities

Select check-in date

127

Add your travel dates for exact pricing

< July 2025							August 2025 >						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30
							31						

Clear dates



Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.8	4.9	5.0	5.0	4.8	4.8



Jenny
Granite Bay, California

★★★★★ · February 2025 · Stayed with kids
We had a great time at the Treehouse. Great location to sledding hills and casinos. Any questions we had were answered promptly. Great cozy place to stay!



John
Fresno, California

★★★★★ · August 2024 · Group trip
Our stay was absolutely perfect. The rooms and beds were super comfortable. The kitchen was also wonderful with plenty of pots, pans, and utensils at the...
[Show more](#)



Bryana
7 years on Airbnb

★★★★★ · June 2025 · Group trip
Great place! Awesome location! Was perfect for our group and trip!



Rory
1 month on Airbnb

★★★★★ · 2 weeks ago · Group trip
Amazing beautiful location



Val
Foresthill, California

★★★★★ · August 2024 · Group trip
Awesome place to stay at, roomy driveway and garage, place was super clean, and very accommodating.



Maria Elena
3 years on Airbnb

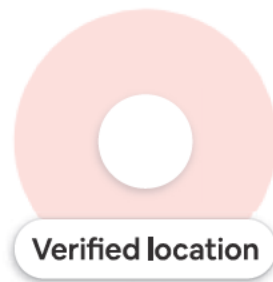
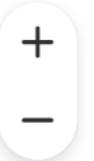
★★★★★ · June 2025 · Stayed with kids
We felt right at home, Bogdan was very kind, the cleanliness was excellent, the area was very quiet, we enjoyed Lake Tahoe 20 minutes away. We recommend the tree house 100%

Show all 63 reviews

[Learn how reviews work](#)

Where you'll be

Stateline, Nevada, United States





We verified that this listing’s location is accurate. [Learn more](#)

Neighborhood highlights

Fresh air, clean and beautiful mountain area.

[Show more](#) >

Meet your host



Bogdan
Superhost

63
Reviews

4.89★
Rating

5
Years hosting

Bogdan is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

Born in the 70s

Speaks English

To help protect your payment, always use Airbnb to send money and communicate with hosts.

Easy going, enjoying nature, fun, love to be around family and friends.

Things to know

House rules

- Check-in after 2:00 PM
- Checkout before 11:00 AM
- 8 guests maximum

[Show more](#) >

Safety & property

- Exterior security cameras on property
- May encounter potentially dangerous animal
- Carbon monoxide alarm

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

Airbnb > United States > Nevada > Douglas County > Kingsbury

Explore other options in and around Stateline

South Lake Tahoe
Vacation rentals

Sacramento
Vacation rentals

Yosemite Valley
Vacation rentals

Reno
Vacation rentals

Truckee
Vacation rentals

Incline Village
Vacation rentals

San Francisco Peninsula
Vacation rentals

Central California
Vacation rentals

San Francisco
Vacation rentals

Other types of stays on Airbnb

- Kingsbury vacation rentals
- Kingsbury monthly stays
- Cabin vacation rentals in Nevada
- House vacation rentals in United States
- Family-friendly vacation rentals in Kingsbury
- Cabin vacation rentals in Kingsbury
- Vacation rentals with outdoor seating in Kingsbury
- Family-friendly vacation rentals in Douglas County
- Vacation rentals with outdoor seating in Douglas County

Support


- Help Center
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern


Hosting

- Airbnb your home
- Airbnb your experience
- Airbnb your service
- AirCover for Hosts
- Hosting resources
- Community forum
- Hosting responsibly
- Airbnb-friendly apartments
- Join a free Hosting class
- Find a co-host

Airbnb

- 2025 Summer Release
- Newsroom
- Careers
- Investors
- Gift cards
- Airbnb.org emergency stays

 Born in the 70s

 Speaks English

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Checkout before 11:00AM

8 guests maximum

Show more >

Airbnb > United States >

Explore other options

South Lake Tahoe
Vacation rentals

Reno
Vacation rentals

Truckee
Vacation rentals

File Explorer


Incline Village
Vacation rentals





House rules

You'll be staying in someone's home, so please treat it with care and respect.

Checking in and out


 Check-in after 2:00PM

 Checkout before 11:00 AM


 Self check-in with smart lock

During your stay

 8 guests maximum

 No pets

 No parties or events

 No smoking

with hosts.

he cancellation

Exhibit G

Exhibit G – Owner Affidavit
VHR owner exam



VHR Owner Affidavit

I do hereby declare, affirm, and agree to the below for the property located at the following


address: 380 ANDRIA DR, STATELINE, NV 89449.

1. I am the Owner or the managing director/partner of an LLC, corporation, partnership or other legal entity, or the authorized signatory of a trust, and I am legally authorized to fill out an application or bind my legal entity and that all information provided in conjunction with my VHR application and this Affidavit is true and correct and not misleading in any way.
2. I am aware that only one VHR permit will be issued unless I am otherwise exempt from this requirement under Chapter 20.622 of the Douglas County Code ("Code"). I further acknowledge or confirm that all VHR Properties located in Douglas County that I own or control have been disclosed to Douglas County.
3. The property is not deed restricted, located in an area governed by a home owner's association ("HOA"), or subject to covenants, conditions and restrictions ("CC&Rs") that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.
4. By signing this application, the owner(s) attests that they, their agent(s), and their local contact person have read Douglas County's VHR Ordinance located at Chapter 20.622 of the Douglas County Code and agree to comply with Chapter 20.622 and all other applicable laws, ordinances and regulations applicable to the VHR program.
5. Failure of the Applicant, agent or occupant of the VHR unit to comply with the provisions of Chapter 20.622 of the Douglas County Code may expose all parties to criminal prosecution and civil suits, fines and fees.
6. Applicant understands that advertising or operating a VHR without a valid permit (including an expired permit) may result in a fine up to \$20,000. If a permit is not renewed prior to the expiration date the permit is null and void.
7. It is the obligation of the Owner to ensure the permit is renewed in a timely manner and Douglas County is not obligated to provide any notice of the permit's expiration. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis. All VHR renewal applications must be submitted, and all renewal fees must be paid, prior to the expiration of the current VHR permit. There is no grace period. Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit.


8. Owner acknowledges that either the owner, agent, or local contact person has or will post at the vacation home rental the notice required in Section 20.622.040(C)(11).
9. Owner shall notify Douglas County if any substantial changes are made to the VHR.
10. Owner shall notify Douglas County if any contact information or that of property manager or local contact changes.
11. Restrict the use of this VHR unit to not more than permitted daytime occupancy limit at any given time while the home is being utilized as a vacation home rental pursuant to Section 20.622.030(G) of the Douglas County Code. I further agree to ensure the permitted nighttime occupancy limit shall not be exceeded during quiet hours. I understand that failing to adhere to the terms of this Agreement and Chapter 20.622 of the Douglas County Code may result in enforcement action and the suspension or termination of my permit.
12. Owner, its employees and agents agrees to save, indemnify, and hold harmless Douglas County Nevada, its officers, employees, and agents against all liabilities, judgements, costs and expenses which may accrue against them in consequence of the granting of this permit, inspections or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances and laws related to the permitting and operation of a vacation home rental.
13. Owner agrees that proper and legal removal of refuse/trash is their responsibility. Owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

By signing this form, I agree to comply with the above requirements as well as all Douglas County Code Chapter 20.622 provisions applicable to my VHR.

Owner of Record (authorized manager, member of LLC, LLP or Corp, or a Trustee):

BOGDAN DOMITRESCU  11/22/24
Printed Name Signature Date

Local Contact Person:

BOGDAN DOMITRESCU  11/22/24
Printed Name Signature Date

Local Licensed Property Manager (if applicable):

Printed Name Signature Date

Vacation Home Rental Certificate of Achievement



Douglas County, Nevada
PO Box 218
Minden, NV. 89423

Presented to:

Bogdan Dumitrescu

Property Owner

380 Andria Dr, Stateline, NV 89449

For successfully passing the Douglas County, Nevada VHR Certification Exam

Test Name: DC NV VHR Certification

Score: 96.7% 29 / 30

Serial #: CLBPRPYVPF-ZJZQQZQQH-XTWPHRTRSY

November 28, 2023

ClassMarker