

2025 HOA Board of Directors Candidate Profile

Updated: 9/9/2024

For more information, contact: NominatingCommittee@thespringsathighrock.org

Purpose

The Springs at High Rock Homeowners Association, Inc. seeks candidates for its Board of Directors. Annually, the Association elects five (5) directors to serve on its Board. The [SHR Nominating Committee](#), as specified by the Bylaws, confirms candidates' standing and assists with proxy collection and ballot counting during the annual meeting.

How to Apply as a Candidate

A Candidate may apply by:

1/ Indicating the Candidate's intent to serve via email to the SHR Nominating Committee at nominatingcommittee@thespringsathighrock.org by no later than **Thursday, September 26, 2024 at midnight** to be included on the proxy ballot. The sender's email must be the Candidate's email address.

Emails received after the deadline *will be included on the ballot at the annual meeting*, however not included on the printed proxy sent by Cedar Management Group.

2/ The Candidate may include this completed document at the time of candidacy submission or by October 30, 2024. Email this document to nominatingcommittee@thespringsathighrock.org.

3/ A Candidate or another SHR Property Owner may announce your candidacy at the annual meeting from the floor prior to ballot casting. If the nomination comes from the floor, the Candidate will be requested to answer some of the questions below in real time.

Candidate Information

Date of Application October 15, 2024

First Name	Debbie	Last Name	Bethune
SHR Address	2420 Rocky Cove Ln		
Email	debbethune@hotmail.com	Phone	704-975-7442
Mailing Address	2420 Rocky Cove Ln, Denton, NC 27239		
Duration of Property SHR Ownership	13 years, 11 years as full-time resident		

Candidate Profile

1. What responsibilities do you feel an HOA Board Member has to the SHR Community?

To represent the interests of residents and owners to the best of their ability.

Maintain the appearance of the community to preserve all our property values

2. What are the top three priorities you see for the SHR Community?

1. *Maintenance of infrastructure*

2. *Fiscal responsibility*

3. *Security*

What is the hottest topic at the present time?

I have particular concerns over our ability to pay for major projects, such as road repair and repaving. I think we need directors to take a critical view of our financial position with realistic long-range planning. Equally important is maintenance of our current amenities. We must be cognizant of repair needs to extend useful lives of community assets.

3. How do you take an active interest and go out of your way to both observe and note what is happening in our community?

As a present BOD member, I keep aware of what is happening in our community. I attend social events. Living at the far end of the community gives me able opportunity to note conditions within the community.

4. How accessible are you to the SHR Community on either a scheduled or unscheduled basis?

I am retired and am present in the community on a daily basis.

5. Are you able to commit to attend scheduled board meetings held at the SHR Clubhouse?

Yes No

6. Do you have access to the Internet?

Yes No

7. Are you willing to work via the Internet with other board members, committees and the Cedar Management Group?

Yes No

8. Can you be proactive and make unbiased and sometimes difficult decisions?

Yes No

9. What are some of the contributions you have made or been involved with as a Board Member, Committee Member, or Property Owner – within the SHR or elsewhere?

As a retired CPA with over 30 years of accounting experience, I have specialized training in understanding financial statements and accounting processes.

In 2022, I worked on the Finance Committee. I became the treasurer on the Board in 2023 and have managed the financial matters of the HOA. As chair of the Finance Committee, I have focused on collection of past due accounts, reducing the delinquent assessments by over \$178K in captured payments and property acquisition. I personally have prepared collection letters and filed liens on delinquent property owners rather than paying an attorney to do this – saving the HOA over \$33,000 in legal costs. I have sent 156 Notices of Lien and have filed 66 liens to date. Of those, 44 subsequently paid. I have recommended to the board and we have voted to foreclose on 12 properties. Faced with foreclosure, we have recovered \$23,000 in delinquent accounts (plus \$5,000 in process). I will continue to be diligent in these matters.

This is a never-ending process and will continue to be a financial challenge for the HOA.

10. Have you thoroughly read the SHR Covenants and Bylaws?

Yes No

11. What else would you like the SHR Community to know about you?

Richard and I built in The Springs with the intention of being here through our retirement. We have lived here since 2013 and are full-time residents. For those who don't know us well, we have 2 beautiful golden retrievers, Bailey & Kahlua

Acknowledgement

In accordance with the Corporate Transparency Act, I, DEBORAH BETTUNE, am willing to disclose personal information, including providing to The Springs at High Rock HOA secretary, a picture of my driver's license or passport. And understand that this information will be reported to FinCen (Financial Crimes Enforcement Network).

Deborah Bettune
Candidate Signature

Oct. 24, 2024
Date