

# 2026 HOA Board of Directors Candidate Profile

Updated: 9/8/2025

For more information, contact: [NominatingCommittee@thespringsathighrock.org](mailto:NominatingCommittee@thespringsathighrock.org)

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## 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.

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## 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](mailto:nominatingcommittee@thespringsathighrock.org) by no later than **Wednesday, September 24, 2025 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 29, 2025. Email this document to [nominatingcommittee@thespringsathighrock.org](mailto: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.

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## Candidate Information

Date of Application	September 23, 2025		
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	14 years, 12 as full-time resident		

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## Candidate Profile

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

*To represent the interests of ALL owners and residents to the best of our ability. To maintain the appearance of the community to preserve our property values.*

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

1. *Fiscal responsibility*
2. *Maintenance of infrastructure, common areas, amenities*
3. *Security/Access*

What is the hottest topic at the present time?

*I think we need directors to take a critical view of our financial position with honest and realistic long-range planning. Equally important is maintenance of our current amenities.*

*Our owners purchased into a gated community. I see a responsibility to continue access restriction protocols to ensure that only owners and their authorized guests/agents are allowed entrance into our community.*

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?

*Being a Board member for the past 3 years keeps me quite aware of what is happening in our community. I drive the community several times a week and take notice of things.*

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

*I am retired and a full-time resident. I 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, having collected over \$225,000 in delinquent assessments. 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 \$41,000 in legal costs.*

*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. We have 2 beautiful golden retriever children named Bailey and Kahlua.*