

2026 HOA Board of Directors Candidate Profile

Updated: 9/8/2025

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 **Wednesday, September 24, 2025 at midnight** to be included on the mailed 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.

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	10/21/2025		
First Name	Gene	Last Name	Payne
SHR Address	310 Sierra Trace		
Email	Genepayne93@gmail.com	Phone	419-376-4765
Mailing Address	310 Sierra Trace Rd, Denton, NC 27239		
Duration of Property SHR Ownership	1.8 yrs		

Candidate Profile

1. What responsibilities do you feel an HOA Board Member has to the SHR Community?
 - Effectively oversee and represent the community's desires and concerns from an unbiased standpoint. I believe that the HOA has a responsibility to openly communicate Board decisions with the community in which it serves.
 - Interpret and ensure adherence to the covenants/rules or work to make changes if there is substantial community interest in doing so.
2. What are the top three priorities you see for the SHR Community?
 1. Financial Oversight to support the existing quality of the community.
 2. Ensure adherence to the covenants/rules in place in order to maintain a community that the members are proud of while preserving property values.
 3. Access and Safety – Support actions deemed necessary to protect property and members of the Springs.

What is the hottest topic at the present time? Access to the community – I feel that there is a responsibility to ensure that there are restrictions and protocols in place to preserve the integrity of a gated 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? I am an active volunteer on the ARC Committee

4. How accessible are you to the SHR Community on either a scheduled or unscheduled basis? As a full time resident, I am reasonably available to the members of the community.
5. Are you able to commit to attend scheduled board meetings held at the SHR Clubhouse?
☒_X_Yes ☐_No
6. Do you have access to the Internet?
☒_X_Yes ☐_No
7. Are you willing to work via the Internet with other board members, committees and the Cedar Management Group?
☒_X_Yes ☐_No
8. Can you be proactive and make unbiased and sometimes difficult decisions?
☒_X_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 relatively new member of the ARC Committee, I am working with other committee members to get up to speed. My main focus on the ARC Committee will be to preserve the community protocols and covenants that are in place.
10. Have you thoroughly read the SHR Covenants and Bylaws?
☒_X_Yes ☐_No

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

My wife, Elaine and I are somewhat new to the High Rock area. I am the General Manager of a local company and we have recently built our home with plans of retiring in the Springs.